



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 27, 2015

TO: Librarian
South Whittier Library
14433 Leffingwell Road
Whittier, CA 90604

FROM: Lynda Hikichi *LH*
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: PROJECT NO. 2014-00667 / VESTING TENTATIVE TRACT MAP NO. 072684 / PLAN AMENDMENT NO. 201400002 / ZONE CHANGE NO. 201400002 / CONDITIONAL USE PERMIT NO. 201400028 / PARKING PERMIT NO. 201400009 / RENV 201400058

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on September 2, 2015.

Please have the materials listed below available to the public through September 17, 2015.

If you have any questions regarding this matter, please contact Lynda Hikichi of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing / Vicinity Map
2. Factual
3. Burdens of Proof (Plan Amendment, Zone Change, CUP, and Parking Permit)
4. Environmental Document (Initial Study and MMRP)
5. Vesting Tentative Tract Map No. 072684 and Exhibit "A" dated November 19, 2014

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing on the following project and consider a Mitigated Negative Declaration. You will have an opportunity to testify or submit written comments.

Date and Time: Wednesday, September 2, 2015 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): Project No. R2014-00667. (4) / Vesting Tentative Tract Map No. 072684 / Plan Amendment No. 201400002 / Zone Change No. 201400002 / Conditional Use Permit No. 201400028 / Parking Permit No. 201400009 / Environmental Assessment No. 201400058

Project Location: 14000 Telegraph Road, Whittier
(APN 8030-023-024 and portion of 8030-008-011)

Description:

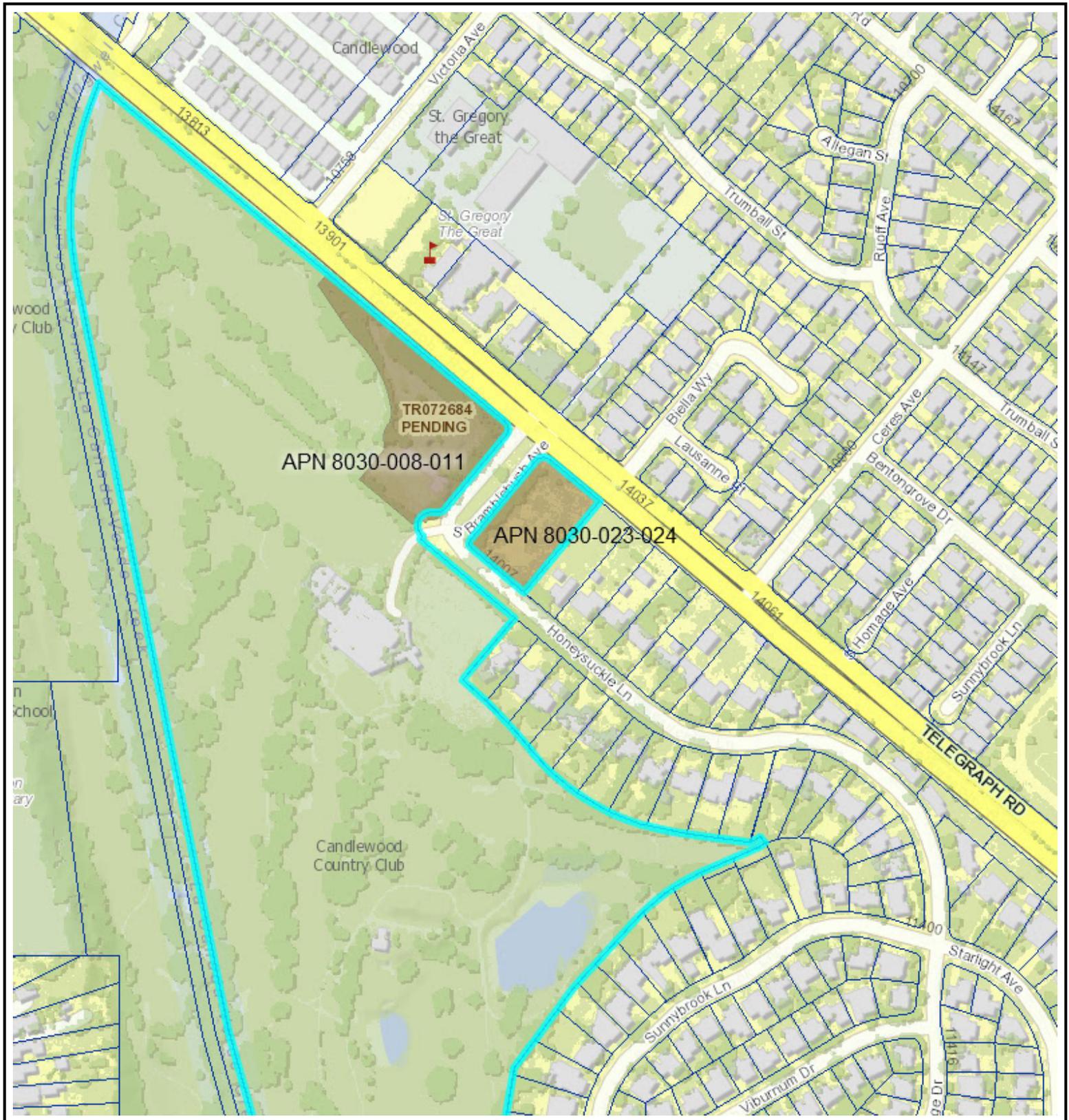
- Vesting Tentative Tract Map No. 072684 dated November 19, 2014 is a proposal to create two multi-family lots with 53 townhouse condominium units in 12 detached buildings on 3.67 acres in C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) zones.
- Amend the Countywide General Plan Land Use Categories from O (Open Space) and 1 (Low Density Residential: 1-6 dwelling units per acre) to 3 (Medium Density Residential: 12-22 dwelling units per acre).
- Change the existing C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) zones to R-3-DP (Limited Multiple Residence-Development Program) zone.
- Conditional Use Permit to establish the Development Program Zone, allow off-site transport of grading material exceeding 1,000 cubic yards, modify yard setbacks and wall height.
- Parking Permit to allow a reduction of one guest parking space for Lot 1 and relocation of one required guest parking space from Lot 1 to Lot 2, and modify parallel parking space requirements.
- Access to the proposed subdivision is via Bramblebush Avenue from Telegraph Road.
- One abandoned well exists within the project site.

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
South Whittier Library
14433 Leffingwell Road
Whittier, CA 90604
(562) 946-4415

Contact: Lynda Hikichi (E-mail: lhikichi@planning.lacounty.gov)
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-6433 Fax: 213-626-0434

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days notice.

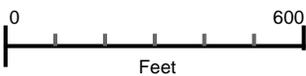
Si necesita más información por favor llame al 213-974-6466.



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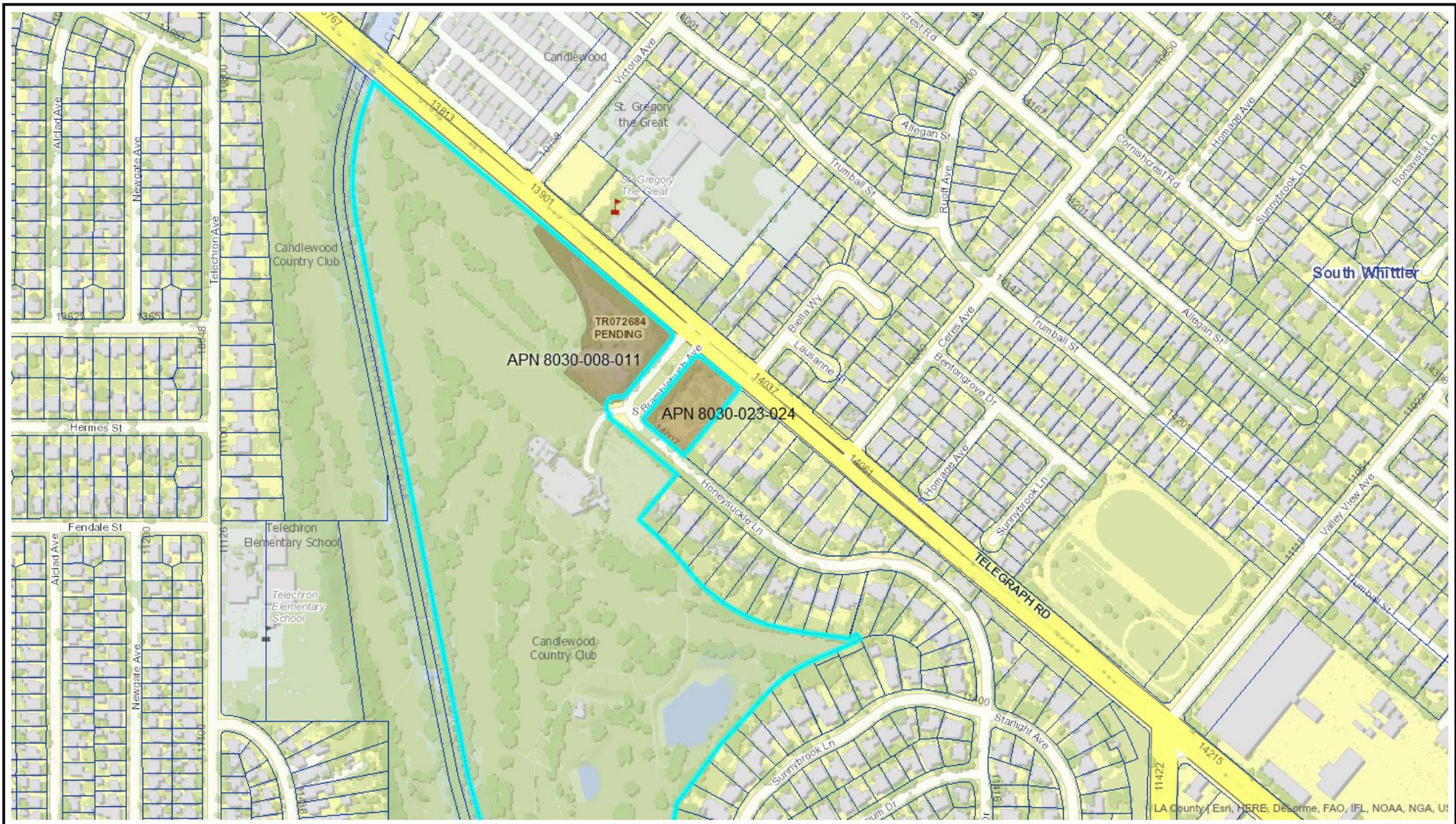
Vicinity Map

Printed: Jul 23, 2015



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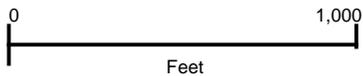


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Vicinity Map

Printed: Jul 23, 2015

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Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
R2014-00667 September 2, 2015

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 072684
Plan Amendment No. 201400002
Zone Change No. 201400002
Conditional Use Permit No. 201400028
Parking Permit No. 201400009
Environmental Assessment No. 201400058

PROJECT SUMMARY

OWNER / APPLICANT

Candlewood Country Club / Brandywine Homes

MAP/EXHIBIT DATE

November 19, 2014

PROJECT OVERVIEW

Subdivision: To create two multi-family lots with 53 townhouse condominium units in 12 detached buildings.

Plan Amendment: To amend the Countywide General Plan Land Use Categories from O (Open Space) and 1 (Low Density Residential: 1-6 dwelling units per acre) to 3 (Medium Density Residential: 12-22 dwelling units per acre).

Zone Change: To change the existing C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone.

CUP: To establish the Development Program Zone, off-site transport of grading material exceeding 1,000 cubic yards, modify yard setbacks and wall height.

Parking Permit: To allow a reduction of one guest parking space for Lot 1 and relocation of one required guest parking space from Lot 1 to Lot 2, and modify parallel parking space requirements.

LOCATION

14000 Telegraph Road, South Whittier

ACCESS

Telegraph Road

ASSESSORS PARCEL NUMBER(S)

8030-023-024 and portion of 8030-008-011

SITE AREA

3.67 gross (3.62 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Sunshine Acres

LAND USE DESIGNATION

O (Open Space)
1 (Low Density Residential: 1-6 du/ac)

ZONE

C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural)

PROPOSED UNITS

53

MAX DENSITY/UNITS

7

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
 - 22.16 (Part 2) Zone Change
 - 22.20 (Part 4) R-3 Zone
 - 22.40 (Part 2) Development Program Zone
 - 22.56 (Part 2) Conditional Use Permit
 - 22.56 (Part 7) Parking Permit

CASE PLANNER:

Lynda Hikichi

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

lhikichi@planning.lacounty.gov



CANDLEWOOD

Plan Amendment 201400002 Burden of Proof

A. A need for the proposed General Plan Amendment exists because:

A Plan Amendment is needed to allow the proposed 53 single family attached (SFA) residential development on the subject property. The land use designation currently does not allow for residential use on the site. The proposed 53 units will be clustered into twelve (12) buildings over the 3.67 gross acre site located at 14000 Telegraph Road, in unincorporated Los Angeles County territory. The Assessor Parcel Numbers for the subject site are 8030-008-011 and 8030-023-024. The project is comprised of two lots – Lot 1 and Lot 2 as depicted in the Tentative Tract Map 072684.

The current General Plan Land Use designation is currently O (Open Space) and the applicant is requesting a change for this small portion of the site to 3 (Medium Density Residential: 12-22 dwelling units per acre). The site is currently vacant and developed with an existing private golf course and club house facility known as the **Candlewood Golf Course**. The Candlewood Golf Course is a private member-owned 18-hole golf course and club. The facility also features a banquet facility that can be leased out for weddings and special occasions. There is an existing cart barn (golf cart barn) that helps provide service facilities and storage for the golf course use. This facility will be demolished and the cart barn will be relocated elsewhere on the site.

The site is surrounded by a variety of existing land uses including:

North: Church facility and school (St. Gregory the Great Catholic Church and School), a Senior Care Facility (Walnut Villas) and an existing mobile home park;
South: Existing Candlewood Golf Club and Course;
East: Existing Single Family Homes; and
West: Existing Candlewood Golf Club and Course.

The Project Site General Plan Land Use Designation is currently Open Space (OS) which allows for a variety of both active and passive land uses including golf courses. The immediate vicinity is urbanized with a variety of land uses and there are a variety of General Plan land use designations surrounding the site which includes:

North: Low Density Residential (1-6 DUs/Ac) and Public and Semi-Public Facilities, Senior Care and a mobile home park;
South: Open Space;
East: Low Density Residential (1-6 DUs/Ac); and
West: Open Space.

The applicant is proposing the construction of a multi-family residential use project over an underutilized portion of an existing golf course site. The site's current Land Use designation is Open Space (for the private active open space use for the Candlewood Golf Course). In order to accommodate the new residential project, a General Plan Amendment to convert that portion of the OS designated site to the General Plan land use designation of Medium Density Residential which would allow for a range of density on the subject site from 12 to 22 dwelling units per acre. This land use change would accomplish the following General Plan Housing Goals:

GOAL 1:

- ***A wide range of housing types in sufficient supply to meet the needs of current and future residents***, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers;

Policy 1.1: ***Make available through land use planning and zoning and adequate inventory of vacant and underutilized sites*** to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.

GOAL 2:

- ***Sustainable communities with access to employment opportunities, community facilities and services, and amenities***;

GOAL 5:

- ***Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts to maintain, reinvest in, and upgrade the existing housing supply***;

The project is consistent with these goals for the following reasons:

- The area is well urbanized with a variety of existing structures and uses including single family housing, mobile homes, religious (church and private elementary school) and private active open resources.
 - Much of these resources were built in the last 40 years and there have been no recent new housing projects in the community;
 - This new residential community will be constructed under the most current California Building Code requirements providing 3rd and 4th generation residents a new housing opportunity; and

- There are no condominiums/townhomes available in the immediate vicinity therefore this project will provide a new housing type to the community.
- This project is an opportunity for reinvestment in an existing established community;
 - The existing golf course facility has excess underutilized land available.
 - The revenues generated from the sale will help expand and/or enhance the existing golf course facility;
- This portion of the region is well-located for a variety of regional employment centers; Major transportation highways including the 5, 605, 105, 710 and 57 Freeways are all accessible to the site;
- This new housing project will provide a much-needed new housing resource to the Whittier community and surrounding area, provide temporary construction jobs; and
- The proposed project will provide a new financial resource for the underlying seller to better improve the golf course property and private open space land use.

Therefore, for all the reasons listed above, this project is consistent with Los Angeles County's housing goals.

The proposed General Plan Land Use Designation is:

The applicant is proposing a land use designation of **Category 3, Medium Density Residential** for the project site. The proposed density would be 14.4 dwelling units per acre, well within the established density range from 12 to 22 units per gross acre for this land use category.

B. The particular amendment proposed is appropriate and proper because:

- The General Plan Amendment is appropriate because it serves to accomplish those housing goals discussed above;
- Additionally, the street scene along Telegraph Road and Bramble Bush will be improved
 - Since no significant improvements have occurred in the immediate vicinity in a long period of time; and
 - The proposed project will enhance the subject site and the immediate surrounding vicinity with newly constructed housing, roadways, landscape and fencing.
- The Project supports the General Plan policy for increased multifamily housing in closer proximity to existing services and facilities;
- Candlewood Country Club, the property owner will receive funds to update the existing golf club facility;
- Candlewood Country Club will benefit from increased membership revenue and or special events; and
- No significant environmental issues are anticipated from the Project as any potential impacts will be reduced to a level of insignificance.



C. Modified conditions warrant a revision to the County of Los Angeles General Plan because:

Modified conditions warrant a revision to the General Plan in order to allow for the underutilized site to be developed as multi-family residential project. The proposed development will conform to current County Standards for a Townhome community within the R-3 DP Zone as well as the most recent California Building Code (as adopted by the County of Los Angeles). The area will also be converted into a more beneficial land use that promotes a healthy, active lifestyle for residents and is consistent with the surrounding land uses including the Candlewood Country Club.

D. Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:

Approval of the General Plan Amendment will be in the best interest of public health, safety, and general welfare and in conformity with good planning practices because the Project will:

1. Comply with all required Los Angeles County ordinances;
2. Provide sufficient infrastructure and facilities to accommodate the Project, including street improvements, water supply, sewer connection, fire flow, and fire access;
3. The project will allow for increased pedestrian and bicycle traffic throughout the community and will be designed to promote an active, healthy lifestyle by providing walkways throughout the community that also lead to off-site regional trails;
4. Bike storage facilities will be provided for use by all residents;
5. There will also be a Community Garden area for the residents, which will offer opportunities to grow fruits, vegetables and other plants;
6. In addition, all residents will be given the opportunity to join the Candlewood Golf Club, which will provide ways to keep the residents active; and
7. The project will also conform to the new Healthy Ordinance proposed by the County, which will ensure the new community promotes a healthy, active lifestyle.



Zone Change Application Burden of Proof

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

The subject site currently has two zones:

- A-1: Light Agriculture: The zone allows for single family residences, crops, greenhouses and raising of cattle; and
- C-3 BE: Unlimited Commercial – Billboard Exclusion: This zone allows for all uses in the C-2 commercial zone as well as second hand stores.

The applicant is proposing a new zoning designation for the subject site of:

- **R-3 DP: Limited Multiple Residence - Development Program**

A District 4 zone change is warranted by re-zoning the site from *C3 - BE* and *A-1* to **R-3 DP – Limited Multiple Residence - Development Program** which will allow for 53 townhomes to be built. The new zoning R-3 zone will provide a cohesive transition from the range of land uses surrounding the property since the site is surrounded by a variety of land uses including institutional (Gregory the Great Church and School, zoned A-1) a Senior Assisted Living Facility (Walnut Villas, zoned A-1) and C-3-BE (Candlewood Mobile home park), etc. . The Development Program (-DP) portion of the zone change will provide and outline the specific development proposal in the R-3 zone for this project. The details of the development are depicted in the plans submitted by the Applicant, including the Conceptual Site Plan, Architectural Plans, and Tentative Map. This request will also necessitate a Conditional Use Permit (CUP).

B. That a need for the proposed zone classification exists within such area or district; and

The applicant is requesting a General Plan Amendment, and consistent with State law, the applicant is required to file a Zone Change to ensure that the General Plan land use designation and the zoning (the implementing tool of the General Plan) are consistent. To accommodate the multi-family residential use, a zone change is required to develop the subject site. The proposed zoning classification of R-3 – DP is appropriate because it would allow this new housing resource to locate in the community and blend with the variety of neighboring residential communities to the north, northeast, and easterly land uses adjacent to the site. The units would be clustered toward the northern end of the golf course site. The condominium project would share a joint project entry at Bramblebush Avenue with the homes adjacent to the western and eastern sides of the entry.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

The property which is currently a portion of excess golf course land in District 4, proposes a zoning classification of R-3 DP. The location for a multi-family residential development is an appropriate setting, with natural buffering by the golf course to adjacent land uses. Also, there are similar housing developments within a 500' distance to the golf course with a similar designation or developed density. Additionally, the addition of this development will complement the variety of residential communities along Telegraph Road and Bramble Bush.

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice

Placement of the proposed zoning will be in the interest of public health, safety and general welfare because the residential land use is compatible with the other surrounding residential land uses in that the peak hours of operation (at nights and on weekends, does not conflict with surrounding residents). The site plan has been designed to comply with all current Los Angeles County ordinances (LA County Title 22, Chap. 22.20) as well as the most recent Building Code requirements, as currently adopted by the County of Los Angeles.

The proposed project is an active lifestyle oriented project that will encourage walking, biking, and golfing. The project will be designed to promote an active, healthy lifestyle by providing walkways throughout the community that also lead to off-site regional trails. Bike storage facilities will be provided for use by all residents within the site where possible. There will also be a Community Garden area for the residents, which will offer opportunities to grow fruits, vegetables and other plants. There will be a community clubhouse within the project and a seating/BBQ area. Finally, all residents will be given the opportunity to join the Candlewood Golf Club, which will provide ways to keep the residents active. In addition, the applicant will comply with all conditions of approval and will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

The rehabilitation of an underutilized parcel coupled with the construction of a new housing resource to the surrounding community is in conformity with good zoning practice. A new residential project will enhance the property values of surrounding properties and encourage community investment by both existing land owners as well as new residents. The proposed project will also help revitalize this private golf course club that has been established since the 1920's in this South Whittier community.



Conditional Use Permit Burden of Proof

In conjunction with the R-3 DP application requirement, the applicant is required to file a Conditional Use Permit request. The Conditional Use Permit allows the public agency, the public and surrounding property owners the opportunity to review the specifics of the project (that would be conditionally permitted but that may require additional review to ensure consistency with surrounding land uses) that may be unique to the project.

The proposed project Conceptual Site Plan is depicted on Tentative Tract No. 072684. The CUP application encompasses the following:

1. For the Development Program Zone;
2. Offsite fill transport that exceeds 1,000 cubic yards; and
3. Construction of combined retaining and block walls that exceed 6;'
4. Other Design/setback details as described below.

The proposed project includes 53 condominium units on the 3.67 acre project site in a total of 12 buildings. Four different floor plans are proposed as follows:

Plan No.	Bd/Ba	Sq. Ft.	No. of Stories	No. of Units	Total Sq. Ft.	% Mix
Plan 1	3/2.5	1,396	2	12	16,7	23
Plan 2	3/2.5	1,546	2	12	18,5	23
Plan 3	3/3.5	1,744	3	14	24,416	26
Plan 4	3/3.5	2,088	3	15	31,320	28
TOTAL				53		

In addition, common recreation facilities including walking paths, a community garden, a spa, picnic tables and BBQs are proposed to be provided. Parking is provided as follows:

Parking Summary Per Lot				
Lot No.	No. of Units	Garage Spaces	Surface Parking Spaces	Handicap Spaces
Lot 1	20	40	4	1
Lot 2	33	66	13	1
TOTAL	53	106	17	2
RATIO				
	2/DU		0.32/DU	2% of Total

A total of 119 parking stalls are required for the proposed project; 106 stalls are provided in 2-car

garages at a ratio of 2 per dwelling unit and 0.25 guest parking stalls are required for a total of 13 stalls. The project is consistent with the parking requirements since a total of 125 parking stalls are provided. However, for Lot 1, four (4) of the parking stalls are proposed to be provided on the lot and one (1) of the guest parking stalls is proposed to be provided on the adjacent Lot 2. This issue is addressed in the Parking Permit Burden of Proof, as required by the County of Los Angeles (Please see attached). The site also has a number of development requirements, unique physical features and topographic conditions through the site that will necessitate the request for setback reductions. The following setback reductions are being requested:

Setback Reductions - Lot 1 of TTM 072684

Setback Request	Building/Unit No.	Required Setback (in Feet)	Proposed Setback (in Feet)	Comments
Front – Telegraph Road	Trash Enclosure (North side of Lot No.1)	15	0	A trash enclosure is proposed with no front setback on Lot 1 adjacent to Telegraph Road. The trash structure is necessary to service the residential project and is only visible from the inside of the private driveway area for the residents within the project.
Front – Telegraph Road	Block Wall (North side of Lot No.1)	15	0	The wall will provide noise, safety, and security from Telegraph Road for the proposed residences. It will also provide an aesthetic transition along the streetscape frontage with street trees. There are varying heights of block walls all along the Telegraph Road frontage within the setback. See attached photos.
Front – Telegraph Road	Unit No. 20	15	12.4	We believe that this corner should be considered a corner side yard setback or side yard setback. If staff concurs, then this corner is consistent with the setback of 10 or 5 feet. However, if staff considers the corner of the building a “front” then the Applicant is requesting a setback reduction for this condition from 15’ down to 12.4.’
Front – Honeysuckle Drive	Unit No. 11	15	10.28	Unit number 11 encroaches into the Honeysuckle Drive front yard setback by 2.7 feet. There is a significant setback buffering the proposed project to the existing homes to the east. The Applicant is requesting a setback reduction for this condition from 15’ down to 10.28.’
Front – Honeysuckle Lane	Wall and Trash Enclosure (Adjacent to Unit No. 12)	15	0	A secondary trash enclosure is proposed on the south side of Lot 1 (also considered another “front” setback adjacent to Honeysuckle Lane. The trash enclosure will be fully enclosed with a block wall and landscaped to mitigate public view. This structure is located within the front yard setback but should not cause an impact on surrounding property owners.

Setback Reductions - Lot 2 of TTM 072684

Setback Request	Building/Unit No.	Required Setback (in Feet)	Proposed Setback (in Feet)	Comment
Front – Bramblebush Drive	Unit No. 21	15	10.2	Building Number 8 (Units 21-25) front onto Bramblebush Drive. The Applicant is requesting a reduction in the Front Yard setback from 15- to 10.2' in order to allow for the corner cut condition. The building itself is set 18' away from the back of the edge of the sidewalk; however because of the corner cut at the north east corner, the property line is reduced at this edge. Therefore a setback reduction is necessary.
Front – Bramblebush Drive	Unit No. 25	15	10	Unit No. 25, similar to Unit No. 21 also is adjacent to the front property line where the corner cut occurs; Although the building is setback 18'-22' away from the back of the sidewalk, the corner cut on the property line necessitates a setback reduction in this condition, requiring a setback reduction from 15' to 10.'
Front – Bramblebush Drive	Unit No. 26	15	12.7	Bldg. No. 7 sides onto Bramblebush Drive in this location. The edge of Unit No. 26 is setback 20' however, in this location; the north east corner of the building encroaches into the, "front" setback by 2.3.' There will be landscaping to buffer this edge. No impacts are anticipated as a result of this request.
Front – Bramblebush Drive	Unit No. 29	15	10	Unit No. 29 is located within Bldg. No. 5. This building has the added benefit of fronting onto the golf course for its spectacular views of the greens. The south east edge of the building encroaches at the Bramblebush Drive knuckle but is tucked back; No impact on surrounding residents or property owners is anticipated.
Side – North along Telegraph Road	Telegraph Road	5	0	A block, combination retaining, and wrought iron fence is proposed along the side or northerly property boundary. The site drops off as it heads west; therefore a retaining wall is necessary. The retaining wall varies in height up to 9.' A wrought iron wall would also be required on top to ensure safety and prevent falls for the residences. The intention of the wall is to maintain a consistent frontage as well as provide privacy, security and noise abatement from Telegraph Road. The wall is setback 0' from the property line.
Side – North along Telegraph Road – Bike Rack	Telegraph Road	5	2	The applicant is proposing a bike rack within the north property line of Lot no. 2. The bike rack would be setback 2' from the property line behind the block wall to comply with the LA County Health Ordinance provisions.

This Conditional Use Permit application contemplates all the items listed above and the detailed Site Plan as well as Tentative Tract Map 072684.

A. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**

The development of the 53 town home project will not impact or compromise the surrounding communities located adjacent to the site and in the surrounding community. The Project will provide infrastructure and facilities including street improvements, water supply, sewer connection, fire flow, and fire access. For a short period of time, construction activities may impact adjacent properties but mitigations (noise and air quality) will be applied to minimize these impacts. No negative impacts are anticipated in conjunction with the proposed residential use.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

The proposed use will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. Amenities like the golf course, meandering walkways and updated health ordinance compliance improves the surrounding community cohesion. From a financial perspective, surrounding communities could benefit from increased home values as well, since not many projects have been constructed in the area recently.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The development is not anticipated to create any health or safety issues affecting the general welfare of the public. There are already residential uses surrounding the property therefore no additional impacts associated with the residences are anticipated. These homes are consistent in that they share the same hours of operation, their peak periods include the evenings and weekends like other residential uses in the immediate vicinity. Therefore the project is not anticipated to be a menace to public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the used in the surrounding area.

The proposed development site is made up of 4 parcels. A Certificate of Compliance and a lot line adjustment has been processed (RCOC T20130012 – 15 / RLLA T201300010) to break out the proposed 3.67 acre residential development from the existing Candlewood Golf Course facility. The site can accommodate all required improvements i.e. yards/ landscaping, walls/fences, parking etc. on-site without impacting neighbors or perimeter property lines. The



developer will coordinate with the surrounding property owners prior to construction commencing. The Project conforms to setbacks specified for the R-3 DP zone, Title 22, Chapter 22.20. Adequate parking is provided per Sec. 22.1180 of LA County Code. Road widths and turn-arounds have been designed to conform to LA County Fire Dept. Standards, Fire Apparatus Turnaround Standard Pumper.

C. That the proposed site is adequately served:

1. By highways or streets sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

The main ingress and egress for the proposed development is situated on Bramblebush Avenue off of Telegraph Road. This ultimate road way width is 80' wide in total. Each lane width will be 20' wide and the remaining balance will be in the median. It is anticipated that a left turn lane will be implemented to allow for fluid traffic on Bramble Bush as depicted on the attached conceptual site plan. Road widths and turn-arounds have been designed to conform to LA County Fire Dept. Standards, Fire Apparatus Turnaround Standard Pumper. Therefore the project will be adequately served by streets necessary to carry the traffic generated by the proposed project.

2. By other public or private service facilities as are required.

The project will be served by the following facilities:

- i. Los Angeles County Fire Department
- ii. Los Angeles County Sheriff
- iii. Southern California Edison
- iv. Verizon
- v. Sewer / LA County
- vi. Orchard Dale Water District

The residential townhome project will incorporate private streets. The project will be adequately served by utility and service providers. Therefore no significant issues are anticipated in conjunction with providing service to and for the subject site.



Parking Permit No R201400009 Burden of Proof

Pursuant to Zoning Code Section 22.56.1020, the applicant shall substantiate the following:

- A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.. Parking is provided on the site over Lots 1 and 2 as follows

Parking Summary Per Lot				
Lot No.	No. of Units	Garage Spaces	Surface Parking Spaces	Handicap Spaces
Lot 1	20	40	4	1
Lot 2	33	66	13	1
TOTAL	53	106	17	2
RATIO	2/DU		0.32/DU	2% of Total

Request to Relocate One (1) Guest Stall from Lot 1 to Lot 2

On Lot 1, a total of five (5) guest parking stalls are required to be provided and a total of five (5) guest parking stalls will be provided. The applicant is not requesting a reduction in the number of parking stalls in this application. The applicant is requesting that one (1) of the required five (5) guest parking stalls required for Lot No. 1 of Tract Map 72684, be allowed to be provided in the adjoining Lot No. 2 of the same tract and project. This is one cohesive project; however, because of the unusual configuration as a two-parcel project, all but one guest stall for Lot 1 can be provided on-site. The applicant is not proposing approval for relocation of the parking stall from Lot No. 1 to Lot No. 2. A parking stall relocated to the other side of the same project will not cause undue hardship on the property owners or the surrounding area and it will be maintained by the Homeowners Association.

Request to Allow Parking Stalls P3 and P4 on Lot 1 a Reduced Stall Size

The Applicant is requesting permission to:

1. Locate two of the guest stalls (P3 and P4) located south of Building No. 1 on Lot 1; and
2. Reduce the size of stalls P3 and P4 from 10' x 24' to 10' x 22.' Since these stalls are parallel and located on the end of the drive aisle, we anticipate no conflicts in having the cars either back out of the stall or move forward directly from the stalls. There are no obstructions in front or behind the stalls; each stall will have one open end in order to maneuver out of the parking stalls.

- B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

No conflicts are anticipated in conjunction with this proposal. All of the private garage parking is proposed in a side-by-side configuration. Storage, blocking the use of the garage parking stalls will be prohibited by the Homeowners Association (HOA). The HOA shall be responsible for monitoring all parking facilities within the project boundaries, and only one association will oversee Lot 1 and Lot 2 as a singular community. A total of five (5) parking stalls are required for Lot 1 and fourteen (14) guest parking stalls are required for Lot 2. The applicant is proposing a total of four (4) guest parking stalls to be located in Lot 1 and the fifth guest stall will be located in Lot No. 2 for a total of fifteen guest stalls in that portion of the project (Please refer to the TM and Site Plan Exhibits).

In addition, CC&Rs will be prepared, adopted and accepted by all homeowners within the community. All of the open guest parking stalls will be provided to both sides of the community. All of the facilities will also be maintained, monitored and self-contained within the community. Therefore, The HOA board shall monitor the guest parking and no conflicts are anticipated.

- C. The off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

No off-site leases, leases of less than 20 years, rear lot transitional parking lots are associated with this proposal. As discussed above, all guest parking stall/s, shall be maintained and monitored by the community Homeowners Association. All homebuyers will be required to comply with a comprehensive set of Conditions, Covenants and Restrictions as to the disposition, use and maintenance of the open guest parking stalls. Therefore, no conflicts are anticipated and no burdens will be placed on the County resources in regard to parking facilities.

- D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.

The project will be adequately served within the site (between the two lots) and no off-site impacts are anticipated. The HOA, through the CC&Rs will also restrict parking in off-site areas as appropriate.

- E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

The subject site meets all of the required development criteria for this housing type, is compatible with the surrounding neighborhood and property and will not cause a significant impact in regard to parking. The project will provide a much-needed new housing resource to the community will generate jobs and demand for commercial uses and services. Therefore, the



project is consistent with the surrounding area and the approval of this parking permit, transferring one guest parking stall to the adjacent lot, will not cause a negative impact.

Environmental Checklist Form (Initial Study) - DRAFT
County of Los Angeles, Department of Regional Planning



Project title: “Candlewood Golf Homes” / Project No. R2014-00667 / Tentative Tract Map No. 072684, Plan Amendment No. 201400002, Zone Change No. 201400002, Conditional Use Permit No. 201400028, Parking Permit No. 201400009, Environmental Assessment No. 201400058

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Lynda Hikichi, (213) 974-6433

Project sponsor’s name and address: Candlewood Country Club, 14000 Telegraph Road, Whittier, CA 90604

Project location: 14000 Telegraph Road, Whittier, CA 90604
APN: 8030-008-011 and 8030-023-024 USGS Quad: Whittier

Gross Acreage: 3.67 acres

General plan designation: O (Open Space) – 1.94 acres and Category 1 (Low Density Residential: 1-6 dwelling units/acre) – 1.73 acres

Community/Area wide Plan designation: N/A

Zoning: C-3-BE (Unlimited Commercial – Billboard Exclusion Zone) and A-1 (Light Agricultural Zone)

Description of project: The Candlewood Golf Homes project is a proposed 53-unit residential condominium development in 12 buildings. The 12 buildings will contain between two and six units each. The 3.67 acre (3.62 net acres) project site is located within the Candlewood Country Club property along the southern side of Telegraph Road, midway between Mills Avenue (on the west) and Valley View Avenue (on the east). The new residential development will share the existing access to the Candlewood Country Club (South Bramblebush Avenue). This entry will divide the residential development into two parts (Lots 1 and 2). Proposed Lot 1 (east of Bramblebush Avenue) will have four buildings. Proposed Lot 2 (west of Bramblebush Avenue) will have eight buildings. The part of the project site east of Bramblebush Avenue (proposed Lot 1; 1.21 gross acres/1.19 net acres) is currently vacant. This area was previously used as part of the golf course and as a surface parking lot. The part of the project site west of Bramblebush Avenue (proposed Lot 2; 2.46 gross acres/2.43 net acres) is a part of the golf course and contains a 3,640 square foot cart barn. The existing cart barn is proposed to be demolished to accommodate the proposed development and two new cart barns (2,872 square feet and 2,816 square feet) are proposed.

Surrounding land uses and setting: The 3.67-acre project site is located on the south side of Telegraph Road. St. Gregory the Great Church and Catholic School is located north of the project site, across Telegraph Road. Single-family residential units are located north of the project site, along the northern frontage of Telegraph Road. The project site is bounded on the west and south by the golf course located within the Candlewood Country Club. The main clubhouse and banquet facilities are also located to the south of the site. The project site is generally bounded on the east by a single-family residential

neighborhood which extends along Honeysuckle Lane. One single-family home abuts the east side of the project site. A mobile home park is also located to the north of Telegraph Road, west of Victoria Avenue. A single-family residential neighborhood is located to the east of the St. Gregory the Great Church along Biella Way

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Department of Public Work</u>	<u>Building, Grading, and Demolition Permits</u>

Major projects in the area:

Project/Case No.	Description and Status
<u>R2012-01200 / RCUP 201200075</u>	<u>Approved on Jan. 15, 2013 for co-location on an existing monopine, located at 14000 Telegraph Road.</u>
<u>R2010-00333 / RCUP 201000095</u>	<u>Submitted on July 8, 2010 to authorize a roof-mounted Wireless Telecommunications Facility, located at 13931 and 13935 Telegraph Road.</u>
<u>86199 / CP 86199 / ZC 86199</u>	<u>Denied on July 15, 1987 for restaurant in existing Sheriff Academy and zone change from RA-6000 to C-3, located at 11515 S. Colima Road.</u>
<u>99118 / CP 99118</u>	<u>Approved on November 9, 1999 for 35-bed adult residential facility, located at 13973 Telegraph Road.</u>
<u>98186 / TR 52761 /CP 98186</u>	<u>Approved on December 7, 1999 for density bonus and DP addendum compliance and recorded on October 4, 2000 for 43 detached new condominiums on 5.39 acres, located at 13701 Telegraph Road</u>
<u>95050 / PM 24231</u>	<u>Approved on October 3, 1995 for two single-family lots on 0.35 ac, located at 10651 Victoria Avenue</u>
<u>93192 / RCUP 200900045</u>	<u>Approved at HO on Feb. 16, 2010 for continued operation of an existing wireless telecommunication facility located at 5950 Pioneer Blvd.</u>
<u>93073 / CP 93073 / ZC 93073</u>	<u>Approved on July 28, 1993 for restaurant and banquet center, located at 11515 S. Colima Road. Zone Change was adopted on August 16, 1994 to change the zoning from C# & RA-6000 to C-3-DP-BE.</u>
<u>92210 / PM23664</u>	<u>Recorded on June 2, 1993 for four-unit condominium, located at 10740 Telechron Avenue.</u>
<u>89546 / TR 48704</u>	<u>Recorded on December 27, 1990 for 23 single-family lots on 4.7 acres, located at 14015 Telegraph Road</u>
<u>85507 / CP 85161</u>	<u>Approved on December 12, 1985 for four condo units, located at 10806 Telechron Avenue.</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- South Whittier School District
- Whittier Union High School District

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)
- Division of Oil, Gas, and Geothermal Resources
- Dept. of Toxic Substances Control

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

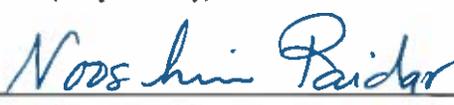
DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature (Prepared by)

7-23-2015
Date


Signature (Approved by)

7/23/15
Date

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) **Have a substantial adverse effect on a scenic vista?**

The project site is not adjacent to or in proximity to a designated scenic highway. There are no significant ridgelines adjacent to the subject property. The Puente Hills and the San Gabriel Mountains are located to the north of the project site approximately 2.6 miles and 17.5 miles, respectively. The subject property is located within the Candlewood Country Club. A portion of the subject property is currently vacant and another portion is part of the golf course. A development of 53-unit condominiums will affect a portion of the existing open landscaping of the golf course but should not affect the existing residential neighborhood pattern. The proposed project is located within an established urbanized residential community and the residential development will not adversely affect a scenic vista.

- b) **Be visible from or obstruct views from a regional riding or hiking trail?**

The closest County Regional riding or hiking trails to the project site are the Schabarum Skyline Trail located approximately 4.3 miles north of the subject property and the San Gabriel River Trail located approximately 4.1 miles west of the subject property. The subject site is not visible from the Schabarum Skyline Trail or the San Gabriel River Trail, and will not obstruct or impact views from these trails or any other trails (Source: GIS-NET Trails Layer).

- c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

The proposed project for 53-unit residential condominiums is compatible with the residentially developed neighborhood, and does not impact scenic resources. No historic structures are found within the site (http://ceres.ca.gov/geo_area/counties/Los_Angeles/landmarks.html, accessed February 25, 2015). There are no oak trees on site. Vegetation on the project site includes ground covering, shrubs, and trees as part of the golf course landscaping. The proposed project entails the development of 3.67 gross acres (3.62 net acres) of an existing 102.36 acres Candlewood Country Club for 53-unit residential condominiums. Due to the previous use of the site as a golf course, the project is proposed on an already disturbed area. The proposed project would result in less than significant aesthetic impacts (Source: tentative map, aerial photos, photos).

- d) **Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

The construction of 12 residential buildings to house 53 condominium units should not degrade the existing

visual character, since the residential use is compatible with the other surrounding residential uses in the neighborhood. The project entails a subdivision for condominium purposes of 53-units within an existing golf course. Only 3.67 acres of 102.36 acres of the Candlewood Country Club, approximately 3.5%, is proposed to be developed into residential units. The project should not degrade the visual character of the community.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The proposed residential development will be subject to the applicable County zoning standards and requirements including limiting the height of structures. The project site is located in an urbanized area where there are numerous sources of light. The proposed project will introduce new sources of light (e.g., vehicles, street lights, residential lights, etc.) but should not adversely affect day or nighttime views of the area. The construction of the condominium units should not create substantial shadows, light, or glare, since the residential buildings are compatible uses with the other surrounding residential buildings in the neighborhood.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site has been zoned A-1 since 1941 and C-3-BE since 1984, and is not comprised of any farmland. The construction of the residential building in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation, ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/regional/2010/so_cal_urban_change_0810.pdf, accessed on February 26, 2015).

<p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is currently zoned A-1 (Light Agricultural) and C-3-BE (Unlimited Commercial-Billboard Exclusion) zones. The project site was zoned A-1 in 1941 and C-3-BE in 1984. The project site is not currently used for agricultural purposes and it is not designated as an Agricultural Opportunity Area or under a Williamson Act contract (source: GIS accessed February 26, 2015).

<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 17.9 miles from the project site.

<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There is no forest land within the project site. The Angeles National Forest is located approximately 17.9 miles from the project site.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

There is no forest land within the project site. The Angeles National Forest is located approximately 17.9 miles from the project site.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located within the South Coast Air Quality Management District (SCAQMD). The project entails the development of 53 attached residential condominiums dispersed in twelve (12) detached buildings. The addition of 53 residential units should not exceed the SCAQMD’s Air Quality Significant Thresholds. A Plan Amendment is required to allow the proposed 53 attached residential condominium units. The 53 units will be clustered into twelve (12) buildings over the 3.67 acre project site. The proposed project entails a plan amendment from the existing O (Open Space) designation and category 1(1-6 dwelling units per acre) to category 3 (Medium Density Residential, 12-22 dwelling units per acre). The proposed change in land use will not adversely affect any regional population, housing, and employment projections prepared by SCAG (Southern California Association of Governments). The development of 53 residential units after the recordation of the final map should not conflict or obstruct the implementation of the applicable SCAQMD air quality plan.

Based on the 2012 Area Designations for ten criteria pollutants, which is the most current available and represent air quality based on 2008 to 2010 monitoring data, the State Ambient Air Quality Standards for the Los Angeles County are as follows: “Nonattainment” for Ozone (O₃), Suspended Particulate Matter (PM₁₀), Fine Suspended Particulate Matter (PM_{2.5}), Nitrogen Dioxide (NO₂), Lead (Pb); “Attainment” for Carbon Monoxide (CO), Sulfur Dioxide (SO₂), and Sulfates; and “Unclassified” for Hydrogen Sulfide and Visibility Reducing Particles. The proposed project would not significantly contribute to this nonattainment status.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails developing portions of the existing Candlewood Country Club into two multi-family residential parcels. The development of 53 residential condominium units should not exceed the SCAQMD significant thresholds for construction-related emissions. The proposed project will need to comply with applicable SCAQMD rules and regulations. The project will need to meet SCAQMD’s District Rule 43 related to fugitive dust, and should not violate any applicable federal or state air quality standard or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. The development of 53 residential condominium units, individually or cumulatively, should not exceed the SCAQMD Air Quality Significant Thresholds. The proposed project will result in some long-term stationary and mobile emissions, and contribute incrementally to the South Coast Air basin's current non-attainment status. The major local sources for long-term emissions associated with the occupancy of the 53 units will be associated with the use of household equipment (e.g., lawnmowers, leaf blowers, etc.), outdoor grills, fireplaces, and personal vehicles. The cumulative air quality impacts are considered to be less than significant. The proposed project will need to comply with applicable SCAQMD rules and regulations.

d) Expose sensitive receptors to substantial pollutant concentrations?

The project is not considered a sensitive land use. The closest freeways to the project site are the Santa Ana Freeway (Interstate 5 Fwy) and the San Gabriel River Freeway (Interstate 605 Fwy), located approximately 2.6 miles to the south and 3.6 miles to the west, respectively. The project site is surrounded by single-family residences and multi-family residential buildings and golf courses. The proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and is not a contributor of substantial pollution concentration.

e) Create objectionable odors affecting a substantial number of people?

The proposed project of developing 53-unit residential condominiums would not create objectionable odors that would be perceptible to a substantial number of people. The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, food processing plants, chemical plants, refineries, landfills, and composting activities. No odor emissions are anticipated, given the nature of the proposed use is residential. The proposed project will not result in any significant adverse odor impacts. The proposed project would not violate AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located in an urbanized area. There are no sensitive or unique biological resources located within the project site or in the adjacent properties. There are no habitats for sensitive species within the project site. The project will be subject to state and federal laws related to impacts to nesting birds. The only known threatened species in the area is the *Riparia riparia* commonly known as the bank swallow. The last observation date for this species was July 4, 1894. The proposed project should not result in any impacts to any candidate, sensitive, or special status species

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no native or natural riparian plant habitats located within the project site. No streams or jurisdictional waters of the U.S. are located within the project site's boundaries. There are no oak trees located within the project site. New trees and landscaping will be provided as part of the site's development. The proposed project should not result in any significant adverse impacts on natural or riparian habitats. The project site is not located within a Significant Ecological Areas (SEAs). The closest SEAs are the Sycamore & Turnbull Canyons (3.9 miles), Rio Hondo College Wildlife Sanctuary (6.2 miles), Whittier narrows Dam County Recreation Area (6.3 miles), Powder Canyons-Puente Hills (6.34 miles), and Tonner Canyon-Chino Hills (8.5 miles). The closest proposed SEA is the Puente Hills located approximately 2.9 miles from the project site.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project entails developing portions of the existing Candlewood Country Club into two multi-family residential parcels for the development of 53 residential condominium units. The project site does not contain any rivers, channels, or streams. However, the La Canada Verde Creek Channel, Coyote Creek Channel, and Leffingwell Creek are located approximately 581 feet from the project boundaries. The project should not result in any significant adverse impact on any protected wetland area or designated blue line stream.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project site is not located within a Significant Ecological Area (SEA), SEA Buffer Area, or Sensitive Environmental Resource Area (SERA). There are no oak trees or oak woodlands located on the project site. The 53-unit residential condominiums are proposed in an urbanized and developed area, and the project site does not present connectivity to wildlife and plant linkage areas or wildlife linkage corridors or rivers or significant ridgelines. However, the project will be subject to the Federal Migratory Bird Treaty Act and a breeding bird survey will be required.

Native wildlife nursery sites: Native wildlife nursery sites include active bird nests and bat roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations (CCR), Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the California Environmental Quality Act (CEQA) definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Birds may nest on site on the ground or within tree and shrub cover. Bats may roost within juniper trees.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

There are no oak trees, oak woodlands, Joshuas, or Junipers on the subject property.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A.

County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

There are no Wildflower Reserve Areas on the subject property. Since there are no oak trees or oak woodlands on the subject property, there is no conflict with the Los Angeles County Oak Tree Ordinance.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project does not conflict with any adopted State, regional, or local Habitat Conservation Plan.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site does not contain historical resources as defined in CEQA Guidelines §15064.5, and there is no record of national or state-designated historical resources on the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain known archaeological resources as defined in CEQA Guidelines §15064.5 and would not result in any ground disturbance. However, the following condition of approval will be incorporated into the project as a control measure in the event that cultural remains are found:

“Customary caution is advised in developing within the project area; should unanticipated cultural resource remains be encountered during land modification activities, work must cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources; If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed; These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC.”

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain paleontological resources or sites, unique geological features, or rock formations. However, in the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find.

d) Disturb any human remains, including those interred outside of formal cemeteries?

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There is no record of human remains on the project site. If human remains are discovered as a result of site

disturbance, a condition of approval will be incorporated to ensure that the subdivider shall suspend construction in the vicinity of a cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource of human remains in place until a qualified archaeologist can examine and determine appropriate mitigation measures.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is subject to and shall be in compliance with the Los Angeles County Green Building Standards Code. The project is subject to all components of the Green Building Standards (e.g., Green Building, Low-Impact Development, and Drought Tolerant Landscaping). The Green Building Standards Code, Title 31, states that the purpose of the County's Green Building Standards Code, which was adopted in 2010, is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The project site is located 4.3 miles southwest to the nearest fault zone. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

ii) Strong seismic ground shaking?

The project site is located 4.3 miles southwest to the nearest fault zone. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

A small area located to the northwest of the proposed Building 12 at this site is located within a liquefaction zone. The impact during any liquefaction event is expected to be less-than-significant since there is no proposed habitable structure within this area.

iv) Landslides?

The project site is not located within the landslide zone. The project site is located 2.6 miles southwest from the nearest landslide zone. The project site is not located near any mountains or hillsides that could generate potential landslides.

b) Result in substantial soil erosion or the loss of topsoil?

The project site is located within an urbanized area. The proposed development of 53 residential

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a development of 53 residential condominium units. Construction activities are short-term and cease to emit greenhouse gases upon completion. Considering its scale and requirements of the County’s Green Building Ordinance, it is not expected that the project will generate GhGs that would have a significant impact on the environment.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails a development of 53 residential condominium units. Considering its scale and requirements of the County’s Green Building Ordinance, it is not expected that the project will generate GhGs that would have a significant impact on the environment. Therefore, the project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GhGs.

The Los Angeles Regional Climate Action Plan is a method for measuring and forecasting GhG emissions for the unincorporated areas of the County. It is comprised of three phases (1) GhG Inventory, (2) Measure Development and Quantification, (3) Climate Action Plan Development. Phase 1 was completed in August 2012, and Phase 2 was completed in October 2012. Phase 3 builds on Phase 2 to identify additional GhG reduction measures and/or revise the measures identified in Phase 2 as well as implementation. This will be the final CAP document that will be presented to the Board of Supervisors for approval. The proposed project will be in conformance with any pertinent section of the Climate Action Plan.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Less Than Significant</i>		
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>
			<i>No Impact</i>

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The 53-unit residential condominium project is proposed within a portion of an existing golf course. The 3.67 acre project site currently has a building used for golf cart storage and maintenance. This 3,640 sq. ft. building is proposed to be demolished to accommodate the proposed project. The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed residential project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment.

The proposed project entails an export of 3,670 cubic yards to the Puente Hills Material Recovery Facility, located approximately 10.49 miles north from the project site. The export of 3,670 cubic yards of graded materials should not create a hazard to the public or the environment.

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that the project site must be assessed and/or mitigated under environmental oversight of an authorized government agency and obtain a "No Further Action" (closure) letter for unrestricted residential site use prior to the issuance of a grading permit. The part of the project site west of Bramblebush Avenue was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well was abandoned, but development in the area will have to be cleared/approved by the California Division of Oil, Gas, and Geothermal Resources (DOGGR). The subsurface soil is impacted by petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAHs). This west portion of the project site received a closure letter from the Site Mitigation Unit (SMU) of this Department for current golf course use (not unrestricted use) in March 2007. This closure did not apply to any methane gas or other oil field related issues, which would be under the jurisdiction of other agencies. The western and eastern portions of the project site are part of the golf course property; therefore, the soils could be impacted by pesticides, herbicides, and fertilizer, which are typical chemicals applied to irrigated recreational landscapes. The presence of these potential soil impacts should also be assessed at the project site.

In the event that field personnel encounter any presence of methane, all work shall halt and the district office of DOGGR must be contacted to obtain information on the requirements to perform remedial operations, plans for the treatment, evaluation, and mitigation of impacts.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

The 53-unit residential condominium project is proposed within a portion of an existing golf course. The 3.67 acre project site currently has a building used for golf cart storage and maintenance. This 3,640 sq. ft. building is proposed to be demolished to accommodate the proposed project. The proposed demolition shall be subject to the requirements and guidelines of the demolition permit. In the event any lead paint or asbestos-containing materials are in the building, they would be removed by a trained and licensed asbestos abatement contractor. The proposed residential project should not include the routine transportation, storage, production, use, or disposal of hazardous materials. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not create a significant hazard to the public or the environment or result in any accidental condition that could affect the public or the environment.

The proposed project entails an export of 3,670 cubic yards to the Puente Hills Material Recovery Facility, located approximately 10.49 miles north from the project site. The export of 3,670 cubic yards of graded materials should not create a hazard to the public or the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

Within 1,500 feet from the project site there are single-family residences, multi-family residences, a mobile home park, Telechron Elementary School, Mckibben (Howard) Elementary School, strip mall with market, car wash, tire store, Senior Housing, Los Angeles Sheriff Training Facility, and St. Gregory Church School and Rectory. The proposed development of 53 residential condominium units will not generate hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. The project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils, which would not jeopardize the residences located within 1,500 feet of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project site is not included on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities (<http://www.envirostor.dtsc.ca.gov/public/>). There are no hazardous material sites within 4000 feet of the project site. One hazardous material site, General Disposal at 12605 Marquardt Avenue, is located within 5000 feet of the project site.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. There are no public airports in the Whittier area. The nearest airport (Fullerton Airport) is approximately five miles from the project site.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within the vicinity of a private airstrip. The nearest airport (Fullerton Airport) is approximately five miles from the project site.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The project is proposed along Telegraph Road, which is designated as a Highway Disaster Route in the General Plan Update. Access to the proposed development is off of Telegraph Road on Bramblebush Avenue. Residents will be using Telegraph Road via Bramblebush Avenue to enter into the residential development. The proposed project would not impede emergency responders from using the route as planned. The project will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The project site is not located within a Very High Fire Hazard Severity Zone. The project site is located approximately 2.5 miles from a Very High Fire Hazard Responsibility designated area.

ii) within a high fire hazard area with inadequate access?

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area with easy access to existing major highways (Telegraph Road, Leffingwell Road, Carmenita Road, Imperial Highway, and Valley View Avenue).

iii) within an area with inadequate water and pressure to meet fire flow standards?

The Fire Department has determined that installation of five public fire hydrants will be required, and the required fire flow from the required public fire hydrants for this development is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Per the fire flow test performed by Orchard Dale Water District dated 03-13-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The project site is not located within a Very High Fire Hazard Severity Zone. The project site is located approximately 2.5 miles from a Very High Fire Hazard Responsibility designated area. The project site is not located in proximity to land uses with a potential for dangerous fire hazard. The project site located within an existing country club with golf course, club house, and banquet rooms. The project site is surrounded by other residential uses, church, schools, and commercial buildings. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed use does not constitute a potentially dangerous fire hazard. The project site is not located within a Very High Fire Hazard Severity Zone. The project site is located approximately 2.5 miles from a Very High Fire Hazard Responsibility designated area. The proposed project for the development of 53-unit residential condominium units does not entail the use of any hazardous materials or substances.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Violate any water quality standards or waste discharge requirements?

The proposed project received will-serve letters from the Orchard Dale Water District dated July 23, 2014 and the County of Los Angeles Sanitation District dated April 17, 2014. The project is proposed to be connected to public water and to the municipal wastewater treatment system, and would not violate any water quality standards or discharge requirements related to the point sources. The proposed project of a 53-unit residential condominium units would not violate any water quality standards or waste discharge requirements.

In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County’s MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project site is located within the Los Angeles Regional Water Quality Control Board –Region 4 and will be served by the Orchard Dale Water District for the use of public water and public sewer. The proposed project will not impact local ground water supplies. One water well has been identified within the Candlewood Country Club. Since the proposed project will be connected to public water, the project site should not influence the local groundwater basin nor serve as a groundwater recharge site (California Water Quality Control Board, <http://geotracker.waterboards.ca.gov/gama/gamamap/public/> accessed March 5, 2015).

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The project entails developing portions of the existing Candlewood Country Club into residential units. The proposed project entails the development of 53 residential condominium units. Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns.

The construction of the residential condominium units should not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The La Canada Verde Creek runs through the Candlewood Country Club, but the project site does not contain a stream or a river. The project will be required to comply with the requirements of the Hydrology Report, conceptually approved on October 2, 2014, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, The County's Low Impact Development Ordinance, and the Los Angeles County MS4. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The project entails developing portions of the existing Candlewood Country Club into 53 residential condominium units. Any physical change to the project site implemented as part of development activities will result in changes to the drainage patterns. The construction of the residential condominium units should not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The La Canada Verde Creek runs through the Candlewood Country Club, but the project site does not contain a stream or a river. The project will be required to comply with the requirements of the Hydrology Report, conceptually approved on October 2, 2014, to the satisfaction of the Department of Public Works.

The proposed project would need to comply with the regulations of the Los Angeles Regional Water Quality Control Board, the National Pollutant Discharge Elimination System, The County's Low Impact Development Ordinance, and the Los Angeles County MS4 for managing and minimizing the amount of runoff leaving the project site, thus not substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Grading and construction activities could potentially result in impacts to stormwater runoff. Construction activities would require a stormwater pollution prevention plan before issuance of grading permit and compliance with those provisions would prevent substantial erosion to occur.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

The proposed project entails the development of 53 residential condominium units, a club house with a deck and spa, and a community garden. The spa will have standing water, but the Homeowners Association shall be required to have proper maintenance procedures that will prevent increased habitat for mosquitoes and other vectors that transmit diseases. The applicant is not proposing a swimming pool.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater

drainage systems or provide substantial additional sources of polluted runoff?

There are no drainage courses within the project site. The project would not substantially alter existing drainage patterns on the subject property and runoff would not be expected to exceed existing capacity for stormwater drainage. The proposed project would need to comply with all regulations and standards of the National Pollutant Discharge Elimination System, the MS4, and the County's stormwater ordinance.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The subject property is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (4). The proposed project would need to comply with all applicable runoff standards maintained by the Regional Water Quality Control Board. The proposed project would have to demonstrate compliance with such requirements in order to receive construction permits and certificates of occupancy. The proposed project would also be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 (Municipal Separate Storm Sewer System) in order to control and minimize potentially polluted runoff. The proposed project would be required to comply with all runoff requirements identified by the applicable basin plan. The proposed project for the development of 53 residential condominium units should not generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The project will be required to comply with the Los Angeles County Low-Impact Development Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the proposed is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent any substantial amount of nonpoint sources of pollutants.

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website, http://www.swrcb.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swqpa_publication03.pdf.

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The proposed project does not entail the use of onsite wastewater treatment systems.

k) Otherwise substantially degrade water quality?

The proposed project of developing 53 residential condominium units should not substantially degrade water quality. The proposed project will be connected to the existing public water, storm drains, and sewer systems.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”).

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”).

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”). The subject property is not located within the Dam Inundation Area. However, the Santa Fe Dam is located approximately 13.1 miles from the project site. The project site may be subject to flows from a potential dam or levee failure, but its location 13.1 miles from the nearest dam means such a risk is less than significant.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project site is not located within a flood zone, dam inundation area, landslide zone, or tsunami inundation zone.

11. LAND USE AND PLANNING

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**

The proposed project entails the development of 53 residential condominium units within an existing golf course surrounded by single-family and multi-family residences of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street grid.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The project site is located within the Countywide Land Use Plan and has land use categories of “1” (Low Density Residential, 1 to 6 dwelling units per acre) and “O” (Open Space). The land use categories are proposed to be changed to “OS-PR” (Parks and Recreation) under the General Plan Update. The applicant is proposing a General Plan Amendment to amend the current land use categories to category “3” (Medium Density Residential, 12 to 22 dwelling units per acre). The proposed project is inconsistent with the current land use categories. However, the plan amendment and the zone change from A-1 (Light Agricultural) and C-3-BE (Unlimited Commercial – Billboard Exclusion) to R-3-DP (Limited Multiple Residence-Development Program), will make the proposed project consistent with the new land use category and zones. The proposed residential project maintains the established community character of residential developments in the neighborhoods. Thus, the proposed project is consistent with the countywide General Plan in keeping with the established residential community character.

c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

The applicant is requesting a zone change from A-1 (Light Agricultural) and C-3-BE (Unlimited Commercial – Billboard Exclusion) to R-3-DP (Limited Multiple Residence-Development Program). Upon the adoption of the zone change and the plan amendment, the proposed project will be consistent with the new land use category and zones. The amended land use designation and new zoning will allow the project site suitable for residential developments.

A conditional use permit (CUP) is required for the establishment of a Development Program within the “DP” zoning overlay. The applicant is requesting a setback modification through the CUP to reduce the required 15 feet front yard setback to 10 feet, reduce the building separation from 6 feet to 4.5 feet for accessory structures, and to allow trash enclosures within the front yard setback. A parking permit is also required to allow a reduction of one guest parking space for Lot 1 and relocate one of the required guest parking spaces from Lot 1 to Lot 2. In addition, the applicant is also requesting through the Parking Permit, to reduce the size of two parallel parking spaces (P3 and P4, located south of Building No. 1 on Lot 1) from

10 ft. by 24 ft. to 10 ft. by 22 ft. The applicant has applied for all of these permits; therefore, the project would not conflict with the applicable zoning regulations.

There are two Lot Line Adjustment (RLLA) permits for the project site. RLLA 201300010 was recorded on April 14, 2014 (Instrument No. 20140337523). The Candlewood Country Club had multiple parcels and through the lot line adjustments of these parcels, the project site is the result from RLLA 201300010. RLLA 201400024 was recorded on March 24, 2015 (Instrument No. 20150316626) as a correction to RLLA 201300010.

The new conveyance/grant deeds with the new legal descriptions for these parcels were recorded on April 28, 2015 (Instrument No. 20150478786). The new Assessor Parcel Numbers are not yet available at this time.

**d) Conflict with Hillside Management criteria,
Significant Ecological Areas conformance criteria, or
other applicable land use criteria?**

The Candlewood Country Club contains areas exceeding 25 percent in slope, but the project site does not contain any area exceeding 25 percent in slope. The proposed project is not subject to the requirements of the Hillside Management Ordinance.

12. MINERAL RESOURCES

	<i>Less Than Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Per environmental document prepared by Blodgett/Baylosis Environmental Planning (dated March 10, 2015), “there are two wells located within the Candlewood Country Club boundaries. A ‘plugged well’ is located within the project site boundaries, just west of the main entryway (Bramblebush Avenue). A second ‘dry hole’ well is located southwest of the project site further into the Candlewood Country Club property. This well is the Deuel Petroleum Company, Inc. Newdate Unit A1. There are not additional recorded oil wells located within or near the proposed project site.” The project shall be designed to ensure that no habitable structure is constructed over the “plugged well.” The proposed project will be subject to the requirements and standards for development activities in the vicinity of an abandoned well. The applicant also shall ensure that there is no leakage of methane gas.

The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process. The proposed project shall be subject to the current guidelines, standards, and requirements of DOGGR for abandoned wells. Mitigation measures/conditions will be imposed to ensure the project meets DOGGR’s requirements for abandoned wells. Per the comment letter of DOGGR, “the project area is within the Newgate oil field...existing well records indicate that one abandoned oil well (Deuel Petroleum Corporation “Newgate Unit A”, 037-12976) is within the project area and one abandoned oil well (Chevron USA Inc. “Newgate Unit B”, 037-12977) is approximately 300 feet southeast of the project area. If any structure is to be located over or in close proximity of any active, idle, or previously plugged and abandoned well, the well may need to be plugged to current Division specifications. If any wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division’s district office must be contacted to obtain information on the requirements and approval to perform remedial operations.” Prior to construction, applicant will need to contact DOGGR’s district office for construction-site plan review.

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that the project site must be assessed and/or mitigated under environmental oversight of an authorized government agency and obtain a "No Further Action" (closure) letter for unrestricted residential site use prior to the issuance of a grading permit. The part of the project site west of Bramblebush Avenue was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well was abandoned, but development in the area will have to be cleared/approved by the California Division of Oil, Gas, and Geothermal Resources. The subsurface soil is impacted by petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAHs). This west portion of the project site received a closure letter from the Site Mitigation Unit (SMU) of this Department for current golf course use (not unrestricted use) in March 2007. This closure did not apply to any methane gas or other oil field related issues, which would be under the jurisdiction of other agencies. The western and eastern portions of the project site are part of the golf course property; therefore, the soils could be impacted by pesticides, herbicides, and fertilizer, which are typical chemicals applied to irrigated recreational landscapes. The presence of these potential soil

impacts should also be assessed at the project site.

The project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the General Plan Noise Element. The project site is not near a noise-generating site (e.g., airport, industrial site). The Interstate 5 Freeway is about 2.6 miles and Interstate 605 Freeway is about 3.6 miles from the project site. The project will conform to Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment. The Los Angeles County General Plan Noise Element provides no specific thresholds for noise.

The noise from vehicular traffic along Telegraph road affecting the proposed residential development would be less than significant with adherence to California Noise Insulation Standards (interior noise 45 dBA) as found in CCR Title 24.

Adherence with the noise ordinance and following best management practices during construction should minimize noise levels to the extent possible. Best management practices may include but not limited to the following:

- Where feasible, use on-site electrical powered sources rather than diesel operated equipment. Locate equipment and staging areas furthest from nearby sensitive receptors, where feasible.
- Use temporary noise barriers/enclosures around stationary equipment as needed to minimize noise levels.
- Ensure that operating equipment is maintained in good condition.
- If the construction involves pile driving, the contractor should use caisson pile drilling or other quieter method, where feasible. Use temporary noise barriers as needed.
- The contractor should schedule operations such that noise impacts would be minimized and avoid operating several pieces of equipment simultaneously, where feasible.
- Staging and or loading/unloading areas should be located furthest from nearby residential and school properties.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

There are several schools in the project site vicinity that could potentially be exposed to groundborne vibration or groundborne noise levels during construction. The nearest schools are located approximately 328 feet (St. Gregory the Great School and Rectory), 1,114 feet (Telechron Elementary School), 1,916 feet

(Howard Mckibben Elementary School), 2,036 feet (Ceres Elementary School), 3,085 feet (Loma Vista Elementary School), 3,601 feet (Carmela Elementary School), and 3,846 feet (La Colima Elementary School). The project will conform to the Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The proposed project should not expose the nearby schools, location ranging from 300 feet to 3,800 feet, to excessive levels of groundborne vibration or noise levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The project should not generate significant vehicle noise from traffic and parking. The project site is currently utilized as a part of the golf course. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. The project proposes 53 residential condominium units with 2-car attached garages. Eighteen guest parking spaces are proposed with the residential development. Aside from the normal residential traffic, there will be traffic from neighbors/drivers driving through Bramblebush Avenue to reach Telegraph Road or Honeysuckle Lane (both are designated as public right-of-ways). The proposed project should not result in a substantial permanent increase in ambient noise levels.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

The construction of the proposed 53 residential condominium units will be subject to standard building guidelines and requirements, and the Los Angeles County Noise Ordinance. The proposed development will create temporary construction noise but will be in compliance with the requirements of the Los Angeles County Noise Ordinance and would not result in any significant impacts related to a substantial increase in temporary noise. The subdivision should not create a substantial temporary or periodic new noise source, or result in any significant impacts related to a substantial increase in temporary noise. The proposed project would be required to comply with all operational noise requirements to minimize the amount of noise generated as well as the times of day that the additional noise occurs.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Fullerton Airport is located five miles from the project site.

f) For a project within the vicinity of a private airstrip,

**would the project expose people residing or working
in the project area to excessive noise levels?**

The project site is not in the vicinity of a private airstrip. Fullerton Airport is located five miles from the project site.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not induce substantial growth in the area. The project site is surrounded by residential development at suburban densities. The project proposes 53 residential condominium units. The proposed development will have access from Bramblebush Avenue via Telegraph Road. The proposed development is consistent with the type of development existing in this area and should not induce substantial growth in the area. However, converting a golf course into housing may possibly set a precedent and induce population growth in areas with golf courses directly by the proposal of new homes and indirectly by road or infrastructure extensions.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not displace any people, necessitating the construction of replacement housing elsewhere. One portion of the project site is currently vacant and other portion is a part of an existing golf course. No residents will be displaced from the development of 53 residential condominium units.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project should not exceed official regional or local population projections. The proposed 53 unit residential condominiums should not exceed this projection. Upon the approval of the plan amendment request, the project will be consistent with the density permitted by the Countywide General Plan. Proposed Lot 1 currently has a land use category of "1" which allows 1-6 dwelling units per acre and proposed Lot 2 has a land use category of "O" (Open Space). The proposed plan amendment request entails amending the current land use categories of "1 and O" into Medium Density Residential - Category 3, which allows 12 to 22 dwelling units per acre. The creation of two multi-family lots for 53 residential units within an existing golf course with land use categories of "1" and "O" may be "over and above" the population projections of the current Countywide General Plan but the population growth from the 53 residential units should be less than significant. The creation of two multi-family lots should not result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the general plan's housing element.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#96) is approximately 0.84 mile to the northwest of the project site. No additional fire facilities are required for this project except for five additional fire hydrants, which are being installed at the applicant’s expense.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 3.3 miles from the Los Angeles County Norwalk Sheriff Station. The proposed project will add new permanent residents to the project site, but not enough to substantially reduce service ratios.

Schools?

The project site is located within the South Whittier School District and Whittier Union High School District (“School Districts”). Considering the scale of the project, the development of 53 residential condominium units is not expected to create a capacity problem for the School Districts. The proposed project will add new permanent residents to the project site which could increase the school-age population, but not enough to substantially create a capacity problem for the School Districts.

Parks?

The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required. The nearest two parks are the Adventure Park, located 0.86 miles away, and Mayberry Park located 1.04 miles from the project site.

Libraries?

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate 53 residential units, and thus increase the population. The population increase is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. The South Whittier Library is the nearest library, located 0.8 miles from the project site.

Other public facilities?

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Review of the project by the Los Angeles County Department of Parks and Recreation (“Parks and Recreation”) has not indicated that the project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not include recreational facilities. As indicated on the Parks and Recreation Park Obligation Report, this project has a park obligation of 0.50 acre or an in-lieu fee of \$127,997 per the Quimby Act. Since the project does not entail a dedication of park space, the subdivider will be required to pay the in-lieu fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

There are no trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project should not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. Growth is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan ("RTP"), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative.

However, the creation of two multi-family lots for 53 residential units within an existing golf course with land use categories of "1" and "O" may be "over and above" the growth projections of the current Countywide General Plan but the population growth from the 53 residential units should be less than significant. The creation of two multi-family lots should not result in a substantial increase in demand for additional transportation systems or create a development that significantly reduces the ability of the county to meet transportation objectives set forth in the general plan.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project proposes the creation of two multi-family lots for the development of 53 residential condominium units. Considering the low intensity of the project, it is expected that it will not conflict with this requirements or established standards of the CMP. The proposed project will not require a traffic study, as determined by the Department of Public Works.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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or incompatible uses (e.g., farm equipment)?

The project proposes the creation of two multi-family lots for the development of 53 residential condominium units. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

The project proposes the creation of two multi-family lots for the development of 53 residential condominium units. The proposed project of creating two multi-family lots within an existing golf course would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. The proposed project has been reviewed by the Fire Department and subject to the Conditions of Approval for Subdivision per the Fire Department's report of December 9, 2014.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project site is located along a route identified on the Bikeway Plan as a proposed Class II – Bike Lane on Telegraph Road. The Telegraph Road segment stretches from Carmenita Road to Huchins Drive and measures 2.4 miles. The subject property is located along the proposed Class II – bike lane, but driveways will not take direct access from Telegraph Road, potentially conflicting with bicyclists. The future residents of the proposed project will take access from Bramblebush Avenue via Telegraph Road.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impa ct</i>	

Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

The creation of two multi-family lots for the development of 53 residential condominium units are not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project’s compliance. The project site will be served by the County Sanitation District of Los Angeles County – District No. 18.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of additional multi-family residential parcels should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by the County Sanitation District of Los Angeles County – District No. 18 and has received a “will serve” letter from this district.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The Department of Public Works’ review of the project indicates that the project would not create drainage system capacity problems; and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County’s Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects. The proposed project will be subject to the County’s LID ordinance.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Water will be provided by the Orchard Dale Water District, which has provided the applicant with a “will serve” letter. Verification of a sustainable source of potable water will still be required at the final map stage.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The creation of two multi-family residential parcels will not be intense enough that it would significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. In addition, the proposed project will be subject to the Green Building Ordinance, which would require the project to provide energy saving measures to further reduce the amount of energy consumed by the proposed project.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. The proposed project of creating two multi-family lots for the development of 53 residential units should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use and density will be compliant after the approval of the zone change and plan amendment. Therefore, the proposed project would have a less than significant impact.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growth, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that the project site must be assessed and/or mitigated under environmental oversight of an authorized government agency and obtain a "No Further Action" (closure) letter for unrestricted residential site use prior to the issuance of a grading permit. The part of the project site west of Bramblebush Avenue was previously occupied by a petroleum oil well and associated piping and storage tanks. The oil well was abandoned, but development in the area will have to be cleared/approved by the California Division of Oil, Gas, and Geothermal Resources (DOGGR). The subsurface soil is impacted by petroleum hydrocarbons (TPH) and polycyclic aromatic hydrocarbons (PAHs). This west portion of the project site received a closure letter from the Site Mitigation Unit (SMU) of this Department for current golf course use (not unrestricted use) in March 2007. This closure did not apply to any methane gas or other oil field related issues, which would be under the jurisdiction of other agencies. The western and eastern portions of the project site are part of the golf course property; therefore, the soils could be impacted by pesticides, herbicides, and fertilizer, which are typical chemicals applied to irrigated recreational landscapes. The presence of these potential soil impacts should also be assessed at the project site.

The project entails the creation of two multi-family lots from an existing golf course of the Candlewood Country Club. The proposed project entails the development of 53 residential condominium units and will either have No Impact or Less than Significant Impact on the environment. However, there are two oil wells within the project site and potentially impact the health, safety or welfare of human beings. The project will be subject to DOGGR's current guidelines, standards, and requirements for abandoned wells. Mitigation measures/conditions will be imposed to ensure the project meets current guidelines, standards, and requirements for abandoned wells; and the project is subject to compliance, assessment, and mitigation for on-site contamination issues.

Therefore, the proposed project would have a less than significant impact with mitigation.

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 . August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	Breeding bird survey	Prior to grading or ground disturbance	Owner/applicant	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birdsqhabitation to them; and the terrain, vegetation, and birdsqlines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning (DRP) and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p> <p>Special-Status Roosting Bats- To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <p>~ To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.</p> <p>~ If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.</p>				

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>~ Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p> <p>~ If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.</p> <p>~ Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.</p> <p>The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.</p>				

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>Bat Relocation- If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by DRP and CDFW.</p> <p>A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.</p> <p>Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to DRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.</p>				
5.1	Cultural Resources	<p>Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Owner/applicant</p>	<p>Regional Planning</p>
5.2	Cultural Resources	<p>Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.</p>	<p>Provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Owner/applicant</p>	<p>Regional Planning</p>

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3	Cultural Resources	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee.
9.1	Hazards and Hazardous Materials	In the event that field personnel encounter any presence of on-site contamination, all work shall halt and the Regional Water Quality Control Board or Fire Department must be contacted to obtain information on the requirements for assessment and mitigation for on-site contamination issues.	Submittal of compliance report.	Prior to issuance of a building or grading permit.	Owner/applicant	Regional Planning, Regional Water Quality Control Board, Fire Department, or designee
9.2	Hazards and Hazardous Materials	In the event that field personnel encounter any presence of methane, all work shall halt and the California Division of Oil, Gas, and Geothermal Resources (DOGGR) district office must be contacted to obtain information on the requirements to perform remedial operations, plans for the treatment, evaluation, and mitigation of impacts.	Submittal of compliance report.	During grading activities.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), Fire Department, or designee
12.1	Mineral Resources	If any oil wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, all work shall halt and the California Division of Oil, Gas, and Geothermal Resources (DOGGR) district office must be contacted to obtain information on the requirements and approval to perform remedial operations.	Submittal of compliance report.	During grading activities.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), Fire Department, or designee

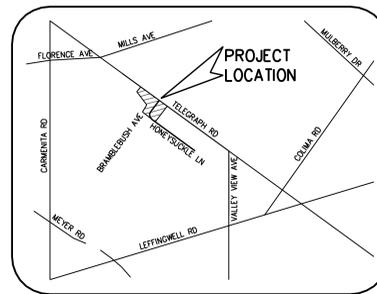
**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2014-00667-(4) / TENTATIVE TRACT MAP NO. 072684 / ENV NO. 201400058 - DRAFT**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
12.2	Mineral Resources	Due to presence of abandoned oil wells within the project area and to ensure proper review of the proposed project, applicant shall contact DOGGR's district office for construction-site plan review.	Submittal of site plans to DOGGR's district office for review after map recordation. Submittal of compliance report to Regional Planning.	Prior to issuance of a building or grading permit.	Owner/applicant	Regional Planning, California Division of Oil, Gas, and Geothermal Resources (DOGGR), or designee
19	Mitigation Compliance	As a means of ensuring compliance of all above mitigation measures, the owner/applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the Department of Regional Planning for review and replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	Regional Planning

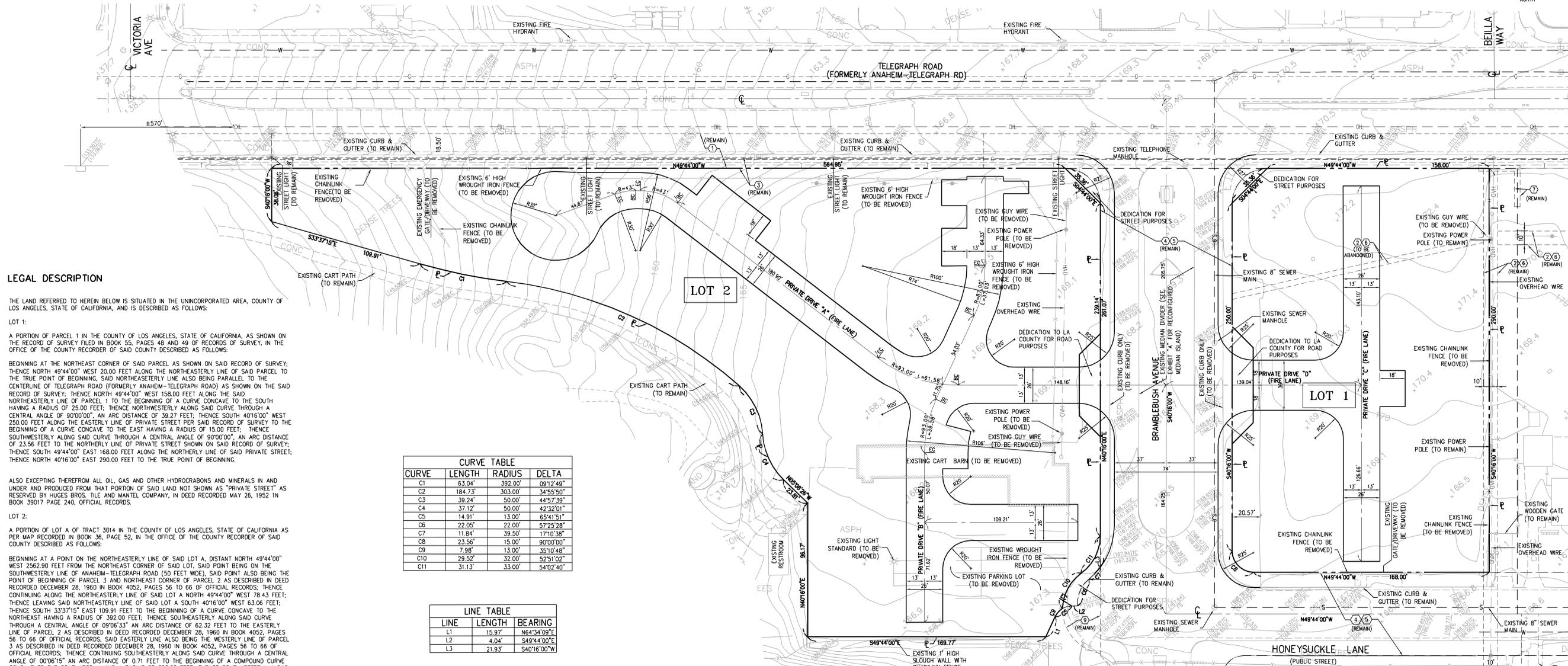
* In the "#" column, the number before the decimal corresponds with the chapter number in the initial study.

TENTATIVE TRACT NO. 072684 (FOR CONDOMINIUM PURPOSES) TENTATIVE MAP

LOCATED IN THE UNINCORPORATE TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP
NTS
NORTH



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1:

A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 20.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEASTERLY LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 158.00 FEET ALONG THE SAID NORTHEASTERLY LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 40°16'00" WEST 250.00 FEET ALONG THE EASTERLY LINE OF PRIVATE STREET PER SAID RECORD OF SURVEY TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO THE NORTHERLY LINE OF PRIVATE STREET SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 49°44'00" EAST 168.00 FEET ALONG THE NORTHERLY LINE OF SAID PRIVATE STREET; THENCE NORTH 40°16'00" EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN AND UNDER AND PRODUCED FROM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGES BROS. TILE AND MANTEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017 PAGE 240, OFFICIAL RECORDS.

LOT 2:

A PORTION OF LOT A OF TRACT 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 36, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT A, DISTANT NORTH 49°44'00" WEST 2362.90 FEET FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 3 AND NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID LOT A NORTH 49°44'00" WEST 78.43 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE OF SAID LOT A SOUTH 40°16'00" WEST 63.63 FEET; THENCE SOUTH 33°37'15" EAST 109.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 392.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'33" AN ARC DISTANCE OF 62.32 FEET TO THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'15" AN ARC DISTANCE OF 0.71 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 303.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°55'50" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°32'01" AN ARC DISTANCE OF 37.12 FEET; THENCE SOUTH 05°08'26" EAST 23.81 FEET; THENCE SOUTH 40°16'00" WEST 96.17 FEET; THENCE SOUTH 49°44'00" EAST 125.52 FEET TO THE EASTERLY LINE OF SAID PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID LINE ALSO BEING THE WESTERLY LINE OF PARCEL 9 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE CONTINUING SOUTH 49°44'00" EAST 44.25 FEET; THENCE NORTH 64°34'09" EAST 15.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 13.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°41'51" AN ARC DISTANCE OF 14.91 FEET; THENCE SOUTH 49°44'00" EAST 4.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH EAST HAVING A RADIUS OF 22.00 FEET; RADIAL THROUGH THE POINT BEING NORTH 55°19'46" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 22.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 30.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'38" AN ARC DISTANCE OF 11.84 FEET TO THE WESTERLY LINE OF PRIVATE DRIVE AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY; THENCE NORTH 40°16'00" EAST 261.07 FEET ALONG THE SAID WESTERLY LINE OF PRIVATE DRIVE TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 9; THENCE NORTH 49°44'00" WEST 57.90 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 9; THENCE NORTH 40°16'00" EAST 25.00 FEET ALONG THE PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 9 TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT A; THENCE NORTH 49°44'00" WEST 428.62 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT A TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 32-42 ACQUIRED BY THE COUNTY OF LOS ANGELES IN FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 16, 1969 AS INSTRUMENT NO. 2186, IN OFFICIAL RECORDS OF LOS ANGELES COUNTY.

THE ABOVE PARCEL IS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT RPLLA 2013-00010 RECORDED APRIL 14, 2014, AS INSTRUMENT NO. 20140377523, OFFICIAL RECORDS.

BASIS OF BEARING

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF TELEGRAPH ROAD BEING NORTH 49°44'00" WEST AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 55 PAGE 48 OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

BENCHMARK

BM# Y 8224 ELEV: 139.832 (SANTA FE QUAD 2005)
L&T IN NLY CB 300MM(1FT) ELY/D BCR @ NE COR VICTORIA AVE & TELEGRAPH RD



SCALE: 1"=30'

CURVE	LENGTH	RADIUS	DELTA
C1	63.04'	392.00'	09°12'49"
C2	184.73'	303.00'	34°55'50"
C3	39.24'	50.00'	44°57'39"
C4	37.12'	50.00'	42°32'01"
C5	14.91'	13.00'	65°41'51"
C6	22.05'	22.00'	57°25'28"
C7	11.84'	39.50'	17°10'38"
C8	23.56'	15.00'	90°00'00"
C9	7.98'	13.00'	35°10'48"
C10	29.52'	32.00'	57°51'02"
C11	31.13'	33.00'	54°02'40"

LINE	LENGTH	BEARING
L1	15.97'	N64°34'09"E
L2	4.04'	S49°44'00"E
L3	21.93'	S40°16'00"W

EASEMENT NOTES:

- EASEMENT(S) FOR PIPELINES PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS (REMAIN)
- EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 39333, PAGE 5, OF OFFICIAL RECORDS (SEE MAP FOR PORTION OF EASEMENT TO BE ABANDONED)
- EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42885, PAGE 24, OF OFFICIAL RECORDS (REMAIN)
- EASEMENT(S) FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48 OF RECORD OF SURVEY, FOR GAS PIPES AND MAINS AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, BY DEED RECORDED IN BOOK 23619, PAGE 195, OF OFFICIAL RECORDS. (REMAIN)
- EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 24483, PAGE 186, OF OFFICIAL RECORDS. (REMAIN)
- EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 39333, PAGE 3, OF OFFICIAL RECORDS AND BOOK 39363, PAGE 274, OF OFFICIAL RECORDS. (SEE MAP FOR PORTION OF EASEMENT TO BE ABANDONED)
- EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 42671, PAGE 440, OF OFFICIAL RECORDS. (REMAIN)
- EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 41508, PAGE 136, OF OFFICIAL RECORDS. (REMAIN)
- EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 5, 1984, INSTRUMENT NO. 84-1429872, OF OFFICIAL RECORDS. (REMAIN)

- NOTE:
- NO PRIVATE EASEMENTS EXIST ON SITE.
 - NO EXISTING EASEMENTS WITHIN FOOTPRINT OF ANY STRUCTURE.

LOT 1:
GROSS AREA = 1.21 Acres
NET AREA = 1.19 Acres

LOT 2:
GROSS AREA = 2.46 Acres
NET AREA = 2.43 Acres

NOTE:
ALL EXISTING UTILITIES ON-SITE TO BE REMOVED/RELOCATED. CONTRACTOR TO VERIFY LOCATION IN FIELD.

NOTE:
ALL EXISTING STRUCTURES HAVE TO BE REMOVED

PROJECT DESCRIPTION

- NO. OF LOTS : 2
- NO. DWELLING UNITS : 53
- NO. OF BUILDING PROPOSED : 12
- APN NOS : 8030-008-011 & 8030-023-024

SITE ADDRESS

14000 TELEGRAPH ROAD, WHITTIER, CA-90664

TENTATIVE MAP

MAJOR LAND DIVISION
TENTATIVE TRACT NO. 072684
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATE TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 11/19/14

SHEET 1 OF 1

ENGINEER
DMS
CONSULTANTS, INC.
CIVIL ENGINEERS
12371 Leona St. #203 Garden Grove CA 92640 P. 714-740-8840 F. 714-745-8842
SURENDER DEWAN RCE 34559 EXP. 09/30/15

OWNER
CANDLEWOOD COUNTRY CLUB
A CALIFORNIA NON-PROFIT CORPORATION
14000 Telegraph Rd
Whittier, CA.

DEVELOPER:
BRANDYWINE
HOMES
16580 Aston-Irvine, CA 92606
Tel: (949) 296-2400 Fax: (949) 296-2420

CURVE	LENGTH	RADIUS	DELTA
C1	63.04'	392.00'	09°12'49"
C2	184.73'	303.00'	34°55'50"
C3	39.24'	50.00'	44°57'39"
C4	37.12'	50.00'	42°32'01"
C5	14.91'	13.00'	65°41'51"
C6	12.05'	22.00'	57°25'28"
C7	11.84'	39.50'	17°10'38"
C8	23.56'	15.00'	90°00'00"
C9	7.98'	13.00'	35°10'48"
C10	29.52'	32.00'	52°51'02"
C11	31.13'	33.00'	54°02'40"

NOTE: THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.

NOTE: ALL EXISTING STRUCTURES TO BE REMOVED.

NOTE: ALL DRAINAGE DEVICES WILL BE MAINTAINED BY PROPERTY OWNER.

NOTE: THE STRUCTURAL SECTION FOR FIRE LANES WILL BE CAPABLE TO SUBJECT LIVE LOAD OF 75,000 LBS.

LOT 1:
GROSS AREA = 1.21 Acres
NET AREA = 1.19 Acres

LOT 2:
GROSS AREA = 2.46 Acres
NET AREA = 2.43 Acres

LINE	LENGTH	BEARING
L1	15.97'	N64°34'09"E
L2	4.04'	S49°44'00"E
L3	21.93'	S40°16'00"W

TENTATIVE TRACT NO. 072684

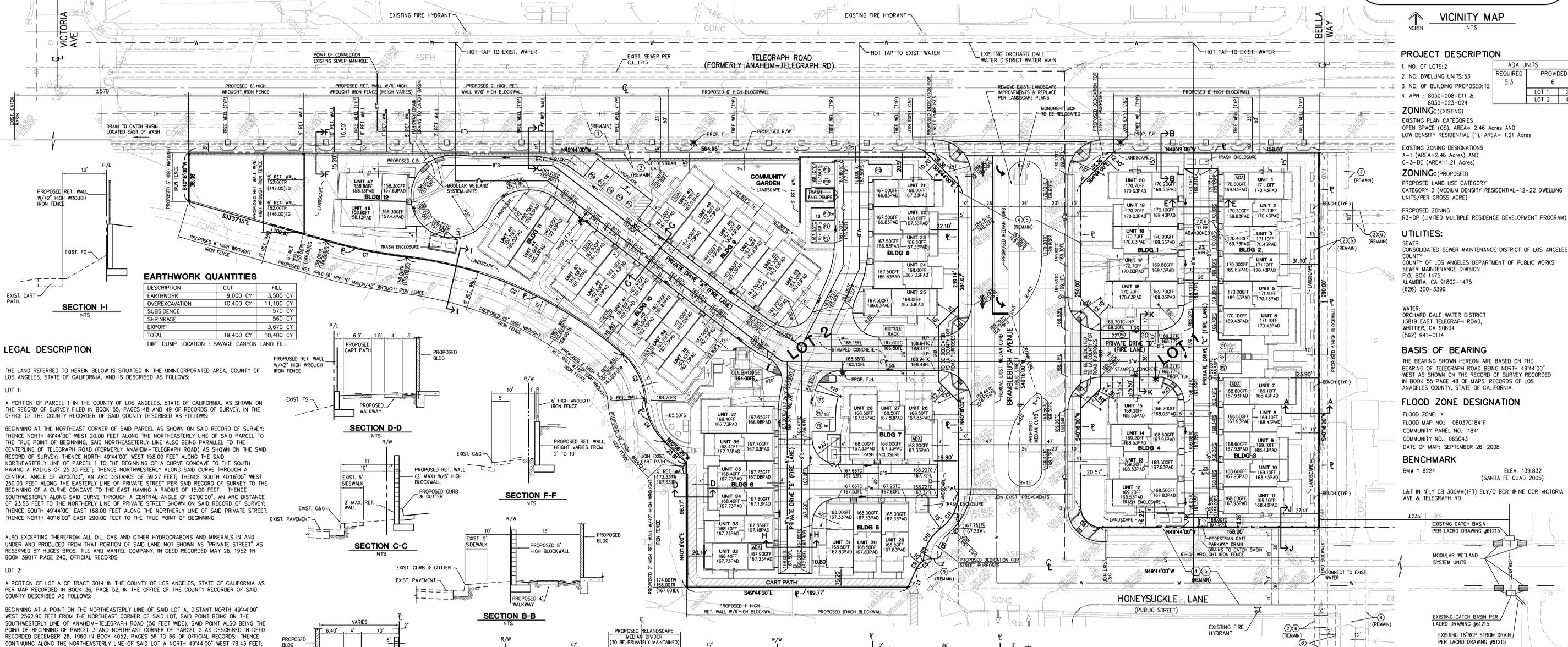
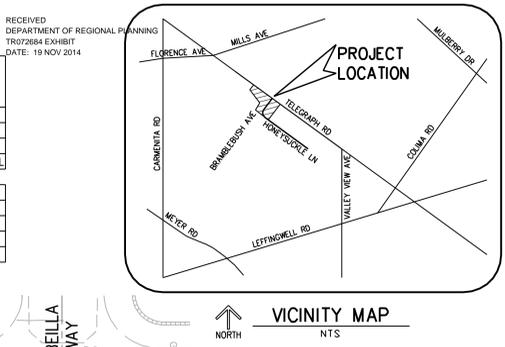
(FOR CONDOMINIUM PURPOSES)

EXHIBIT "A"

LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PARKING SUMMARY				
PARKING SUMMARY PER LOT				
LOT NUMBER	NO. OF UNITS	GARAGE SPACES	SURFACE PARKING SPACES	HANDICAP SPACES
1	20	40	3	1
2	33	66	13	1
TOTAL	53	106	16	2
RATIO	2/UNIT	0.33/UNIT	2% OF TOTAL	

PARKING REQUIRED (TOTAL)		PARKING PROVIDED	
UNIT TYPE	SPACES PER UNIT	PARKING TYPE	SPACES
2+BR	2/UNIT	GARAGE	106
QUEST	1 PER 4	QUEST(INCL. 2 HC)	18
TOTAL	119	TOTAL	124



EARTHWORK QUANTITIES		
DESCRIPTION	CUT	FILL
EARTHWORK	9,000 CY	3,500 CY
OVEREXCAVATION	10,400 CY	11,100 CY
SUBSIDENCE	570 CY	
SHRINKAGE	560 CY	
EXPORT	3,670 CY	
TOTAL	19,400 CY	10,400 CY

DIRT DUMP LOCATION : SAVAGE CANYON LAND FILL

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1:

A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 20.00 FEET ALONG THE NORTHEAST LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEAST LINE ALSO BEING PARALLEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEAST LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON THE SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 150.00 FEET ALONG THE SAID NORTHEAST LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 40°16'00" WEST 250.00 FEET ALONG THE EAST LINE OF PRIVATE STREET PER SAID RECORD OF SURVEY TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO THE NORTHERLY LINE OF PRIVATE STREET SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 49°44'00" EAST 168.00 FEET ALONG THE NORTHERLY LINE OF SAID PRIVATE STREET; THENCE NORTH 40°16'00" EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING.

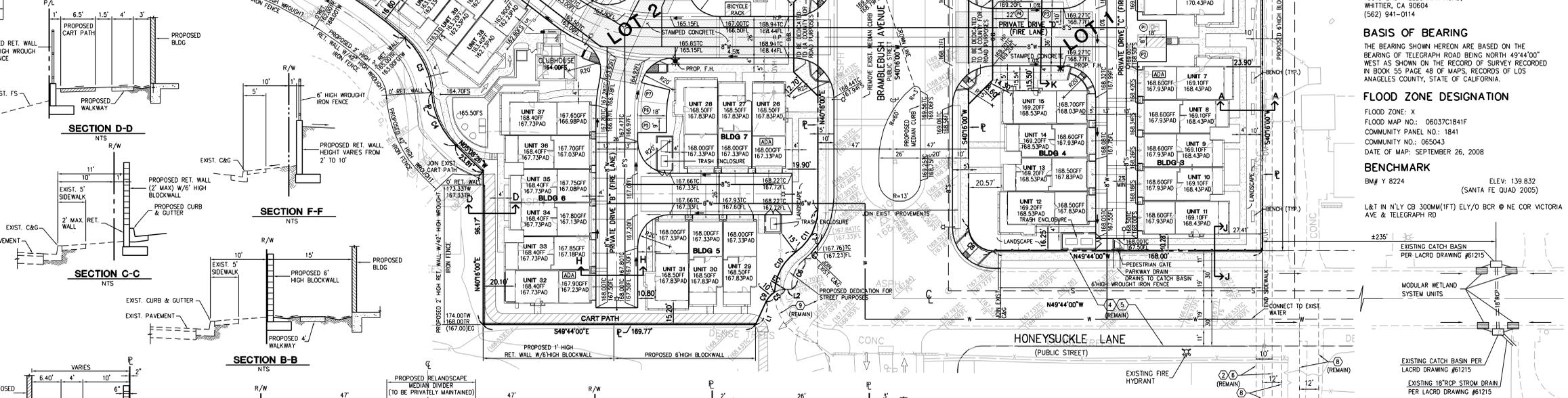
ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN AND UNDER AND PRODUCE THEREFROM FROM THE SAID LAND NOT SHOWN AS "MINERAL RIGHTS" AS RESERVED BY HUGES BROS. TILE AND MANTEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017 PAGE 240, OFFICIAL RECORDS.

LOT 2:

A PORTION OF LOT 4 OF TRACT 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 36, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST LINE OF SAID LOT 4, DISTANT NORTH 49°44'00" WEST 2562.90 FEET FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 3 AND NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 4 NORTH 49°44'00" WEST 78.43 FEET; THENCE LEAVING SAID NORTHEAST LINE OF SAID LOT 4 SOUTH 40°16'00" WEST 63.06 FEET; THENCE SOUTH 33°37'15" EAST 109.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 392.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'33" AN ARC DISTANCE OF 62.32 FEET TO THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'15" AN ARC DISTANCE OF 0.71 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 303.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°55'50" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°57'39" AN ARC DISTANCE OF 39.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°32'01" AN ARC DISTANCE OF 37.12 FEET; THENCE SOUTH 05°08'26" EAST 23.81 FEET; THENCE SOUTH 40°16'00" WEST 96.17 FEET; THENCE SOUTH 49°44'00" EAST 125.52 FEET TO THE EASTERLY LINE OF SAID PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID LINE ALSO BEING THE WESTERLY LINE OF PARCEL 9 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE CONTINUING SOUTH 49°44'00" EAST 44.25 FEET; THENCE NORTH 64°34'09" EAST 15.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 13.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°41'51" AN ARC DISTANCE OF 14.91 FEET; THENCE SOUTH 49°44'00" EAST 4.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH EAST HAVING A RADIUS OF 22.00 FEET; RADIAL THROUGH THE POINT BEING NORTH 51°19'46" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.05 FEET TO THE BEGINNING OF A REVERSE TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 30.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'38" AN ARC DISTANCE OF 11.84 FEET TO THE WESTERLY LINE OF PRIVATE DRIVE AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY; THENCE NORTH 40°16'00" EAST 281.07 FEET ALONG THE SAID WESTERLY LINE OF PRIVATE DRIVE TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE NORTHEAST LINE OF SAID PARCEL 9; THENCE NORTH 49°44'00" WEST 57.90 FEET ALONG THE NORTHEAST LINE OF SAID PARCEL 9; THENCE NORTH 40°16'00" EAST 25.00 FEET ALONG THE PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 9 TO A POINT ON THE NORTHEAST LINE OF SAID LOT 1; THENCE NORTH 49°44'00" WEST 428.62 FEET ALONG THE NORTHEAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 32-42 ACQUIRED BY THE COUNTY OF LOS ANGELES IN FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 16, 1969 AS INSTRUMENT NO. 2186, IN OFFICIAL RECORDS OF LOS ANGELES COUNTY.



PROJECT DESCRIPTION

1. NO. OF LOTS: 2
2. NO. DWELLING UNITS: 53
3. NO. OF BUILDING PROPOSED: 12
4. APN : 8030-008-011 & 8030-023-024

ZONING: (EXISTING)
EXISTING PLAN CATEGORIES
OPEN SPACE (OS), AREA= 2.46 Acres AND
LOW DENSITY RESIDENTIAL (1), AREA= 1.21 Acres

EXISTING ZONING DESIGNATIONS
A-1 (AREA=2.46 Acres) AND
C-3-BE (AREA=1.21 Acres)

ZONING: (PROPOSED)
PROPOSED LAND USE CATEGORY
CATEGORY 3 (MEDIUM DENSITY RESIDENTIAL-12-22 DWELLING UNITS/PER GROSS ACRE)

PROPOSED ZONING
R3-DP (LIMITED MULTIPLE RESIDENCE DEVELOPMENT PROGRAM)

UTILITIES:

SEWER:
CONSOLIDATED SEWER MAINTENANCE DISTRICT OF LOS ANGELES COUNTY
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
P.O. BOX 1475
ALAMOGA, CA 91802-1475
(626) 300-3399

WATER:
ORCHARD DALE WATER DISTRICT
13819 EAST TELEGRAPH ROAD,
WHITTIER, CA 90604
(562) 941-0114

BASIS OF BEARING

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF TELEGRAPH ROAD BEING NORTH 49°44'00" WEST AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 55 PAGE 48 OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

FLOOD ZONE DESIGNATION

FLOOD ZONE: X
FLOOD MAP NO.: 06037C1841F
COMMUNITY PANEL NO.: 1841
COMMUNITY NO.: 065043
DATE OF MAP: SEPTEMBER 26, 2008

BENCHMARK

BM# Y 8224
ELEV.: 139.832
(SANTA FE QUAD 2005)

L&T IN NLY CB 300M(1FT) ELY/O BCR @ NE COR VICTORIA AVE & TELEGRAPH RD

- #### EASEMENT NOTES:
- EASEMENT(S) FOR PIPELINES PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS (REMAIN)
 - EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 39333, PAGE 5, OF OFFICIAL RECORDS (SEE MAP FOR PORTION OF EASEMENT TO BE ABANDONED)
 - EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42885, PAGE 24, OF OFFICIAL RECORDS (REMAIN)
 - EASEMENT(S) FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48 OF RECORD OF SURVEY FOR GAS PIPES AND MAINS AS GRANTS TO SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, BY DEED RECORDED IN BOOK 29615, PAGE 195, OF OFFICIAL RECORDS (REMAIN)
 - EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 24463, PAGE 96, OF OFFICIAL RECORDS (REMAIN)
 - EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 42671, PAGE 440, OF OFFICIAL RECORDS (REMAIN)
 - EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 41508, PAGE 136, OF OFFICIAL RECORDS (REMAIN)
 - EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 5, 1984, INSTRUMENT NO. 84-142972, OF OFFICIAL RECORDS (REMAIN)
- NOTE: 1. NO PRIVATE EASEMENTS EXIST ON SITE.
2. NO EXISTING EASEMENTS WITHIN FOOTPRINT OF ANY STRUCTURE.

EXHIBIT "A" 14000 TELEGRAPH ROAD, WHITTIER, CA-90604

THE ABOVE PARCEL IS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT JRLLA 2013-00010 RECORDED APRIL 14, 2014, AS INSTRUMENT NO. 2014037523, OFFICIAL RECORDS.

ENGINEER: SURENDER DEWAN
RCE 34559 EXP. 09/30/15

DEVELOPER: BRANDYWINE HOMES
16580 Aston-Irvine, CA 92606
Tel: (949) 296-2400 Fax: (949) 296-2420

DATE: 11/19/14

ENGINEER: DMS CONSULTANTS, INC. CIVIL ENGINEERS
12371 Leavitt St. #253 Garden Grove CA 92640 P: 714-740-8840 F: 714-740-8842

OWNER: CANDLEWOOD COUNTRY CLUB
A CALIFORNIA NON-PROFIT CORPORATION
14000 Telegraph Rd
Whittier, CA.

DEVELOPER: BRANDYWINE HOMES
16580 Aston-Irvine, CA 92606
Tel: (949) 296-2400 Fax: (949) 296-2420

MAJOR LAND DIVISION
TENTATIVE TRACT NO. 072684
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 1 OF 1